

ALGIERS DEVELOPMENT DISTRICT BOARD MEETING

Friday, June 24, 2022 · 10:00 a.m. -11:00 a.m.
Algiers Auditorium · 2485 Guadalcanal · Federal City New Orleans

Call to Order/Welcome

Chairman Mark Major called the meeting to order at 10:12 a.m.

Roll Call: Ms. Vanessa Duplessis:

ADD Board of Commissioners Present

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

Others Present

Mr. Bruno (ADD CPA); Mr. Chuck Toney (Chief of Staff for Councilmember King); Mr. Greg Beuerman (BMF); Dr. Peter Cho (ADC Board Member); Mr. Ray Manning (consultant); Col. Chris Schlafer (Commandant) and Mr. Danny Garbarino (Retiring Principal) (NOMMA); Captain Greg Callahan (Deputy) and LCDR Traxler (USCG); Mr. Carl Alexis; (Community); ADD Executive Director Ms. Kathy Lynn Honaker and staff members Ms. Vanessa Duplessis and Mr. Bill Garrett.

Rules of Order: Ms. Kathy Lynn Honaker covered the Meeting Rules of Order.

Minutes: December 3, 2021 (Revised)

A motion was made to accept the December 3, 2021 revised minutes, by Senator Carter and was seconded by Representative Boyd. The December 3, 2021 revised minutes were approved without objection.

Minutes: February 11, 2022

A motion was made to accept the February 11, 2022 minutes by Senator Carter, seconded by Representative Boyd. The February 11, 2022 minutes were approved without objection.

Agenda Items Order: Chairman Major informed the Board that he would like to move two (2) agenda items (Algiers Mardi Gras Fest Update and the Development Update) out-of-order. There were no objections.

Algiers Mardi Gras Festival Update: Mr. Oscar Rainey presented an overview of the 2022 Algiers Mardi Gras Festival. He thanked the Algiers Development District for hosting the event. The Federal City venue provided a larger location and permitted greater access for the community. Ms. Jackie Clarkson was the Grand Marshall. Ms. Collie Fisher from NOCCA was awarded \$2,500 towards her college education for her winning poster, an Edna Karr student was awarded \$1,500 for her second-place poster. Contributions of \$2,000 each were also made to L.B. Landry Marching Band for \$2,000 and the New Orleans Military and Maritime Academy music department. Mr. Rainey also thanked Dr. Cho and the culinary departments of Delgado Community College and Holy Cross University. The next Algiers Mardi Gras Festival will be held on February 4, 2023. Mr. Rainey presented a 2022 commemorative poster to the Algiers Development District. Board members thanked Mr. Rainey for his outstanding leadership and contributions to the community.

Development Update: Mr. Ray Manning

•The Finch Group: Continued discussions are ongoing using the BT+MSG templates as a basis for the negotiations for entering into a cooperative endeavor agreement with the Finch Group. Discussions are also taking place to ensure the diversity requirements (DBE) are met.

- BT+MSG: The conditional approval from DEQ environmental review of the building 4 property was received this week. The DEQ letter requires additional borings and a ground water sample. The resulting remediation should enable the final transfer of the building 4 property to BT+MSG in November 2022. The architectural committee has reviewed BT+MSG’s conceptual design for the building 4 property. A detailed presentation of the conceptual design will be presented at the next ADD Board meeting.

Mr. Walker asked Mr. Manning if the building 4 plan included provisions for affordable housing. Mr. Manning responded that the building 4 plan includes a percentage of affordable housing, and the building 10 plan will include senior housing. Mr. Walker asked Mr. Manning to provide the percentage of affordable housing at the next meeting. Mr. Manning responded that the building floorplans will show how the affordable housing fits in the over-all plan. BT+MSG will be providing the presentation at the next meeting.

- NOMMA: Chairman Major stated negotiations have been underway for some time with NOMMA regarding their campus expansion. The NOMMA Board letter received this morning, covers the purchase price for the three-campus expansion parcels and agrees to a long-term lease of the fitness center. He asked Col. Chris Schlafer to come up and speak on what this means for NOMMA. Col. Schlafer stated the importance of the expansion to sustain and grow the NOMMA programs. He explained the importance of a fitness center and gymnasium to the overall success and competitiveness of NOMMA. The last academic competitive rankings pre-Covid, stated that NOMMA in 2019 was an A rated school and was the number one open enrollment high school in New Orleans. To sustain the success of the program the school must expand. This expansion will be a tremendous moral boost for the cadets and the faculty.

Senator Carter asked Col. Schlafer about the “Open Waters” program that connects students with the river pilot occupations. Col. Schlafer responded that a NOMMA Board member mentioned he would follow-up with gathering more information on the program.

Representative Boyd asked if there will be enough qualified teachers and enough students to support the expansion. Col. Schlafer responded that the expanded campus will attract high quality educators who will want to teach in a structured environment. He remarked that summer teacher hires have gone better than expected and he believes the expansion will attract the additional high-quality teachers. Representative Boyd mentioned that a recent bill was passed allowing retiring teachers to return with benefits and fill teaching vacancies.

Mr. Walker commented that he is excited to have the NOMMA expansion progress to this point. During his tour, he was impressed with the school and the enthusiasm of the students. However, he continued that his position is that a long-term lease would have been preferred as funding for the expansion will require fundraising to purchase the property and additional funding for construction of the expansion.

Councilmember King inquired of the Board, what does the long-term lease mean for the fitness center? Will it be NOMMA’s property, or will it also be open to the public? Chairman Major responded that discussions with the NOMMA Board chairman Col. Terry Ebbert, and the other NOMMA Board members, are open to entertaining community possibilities. The chairman invited Board members to tour the NOMMA campus.

A motion was made by Senator Carter to permit the NOMMA and ADD attorneys to complete the transaction and execute the proposal as stated. The motion was seconded by Representative Boyd. The motion was unanimously approved without objection.

Financial update with Budget to Actual: Mr. Sean Bruno, CPA for the Algiers Development District, briefed the Algiers Development District Statement of Financial Position as of April 30, 2022. This statement detailed the assets, liabilities and equity, and statement of activities. The report also included the budget to actual.

Mr. Walker inquired if the professional services budget line reflected the 15% increase for the three 1099 staff contracts? Mr. Bruno responded that the budget would need to be amended by the ADD Board to reflect this modification. Mr. Walker recommended a mid-year review of additional costs of all contracts. Mr. Bruno agreed that this could be accomplished. Mr. Walker requested the continuation of the footnotes to the variance. Mr. Bruno agreed to continue the footnotes.

A motion was made to accept the financial update as presented by Senator Carter, seconded by Representative Boyd. The financial update was approved without objection.

ADD Revised Budget 2021: Mr. Bruno stated that procedurally if you expect the variance to exceed 5% in a negative direction that a revised budget is necessary as an audit requirement. ADD expected to transfer properties for development thus reducing the cost for landscaping, insurance, legal fees, and professional service--to stabilize buildings following a fire and hurricane during 2021. Since the property transfer was delayed, these costs remained against the budget.

Mr. Walker commented that in 2023, the ADD Board consider reviewing the budget and contribute to projects in the community such as the proposed Westbank Soccer Sports Complex and the Behrman Highway beautification and small business development projects.

Senator Carter noted that the state budget has funds allocated to ADD for litter abatement and beautification throughout Algiers. Also, funds allocated for community recreational infrastructure and provisions for humanitarian assistance and development will be provided. Federal City infrastructure will also receive funds to assist with numerous buildings.

Councilmember King inquired if ADD could fund a feasibility study for the 100-acre Brechtel Park. Chairman Major responded, if legally an option, the ADD team would explore it if Councilmember King could provide an estimated cost to determine if ADD could fund this project, or if we would need to partner with another agency.

Mr. Walker mentioned that a water park would be a beneficial use for a portion of the Brechtel Park by utilizing a combination of state, city and ADD funds. This would provide some needed outdoor recreation to encourage families from the east bank and Jefferson Parish to come to Algiers and the west bank.

A motion was made to accept the ADD revised 2021 budget by Councilmember King, seconded by Senator Carter. The 2021 revised budget was approved without objection.

Audit 2021: Mr. Bruno stated all requested items were provided to the auditors, and that there were no audit issues. The audit deadline is June 30, 2022. The chairman requested that Ms. Honaker and Mr. Bruno arrange to have the audit results presented at the next meeting.

Old Business

Fitness Center Pool - NORD: Chairman Major was proud to recognize that Mayor Cantrell held a press conference on June 16, 2022 recognizing NORD's operation of the fitness center pool and splash park. Ms. Honaker thanked Senator Carter for his involvement to make the NORD operation of the pool a reality and thanked the Chairman for executing the final documents. Senator Carter recognized Councilmember King as the catalyst for the concept. Councilmember King thanked all who made this venture possible including Senator Carter, Representative Boyd, and Chairman Mark Major. He continued that the community is enjoying having the pool open. Ms. Kathy Lynn Honaker briefed the Board on the NORD hours of operation and daily schedule.

Ethics Training: Ms. Honaker reminded everyone that July 31, 2022 is the target date for completing the mandatory ethics training. She requested that completed certificates be submitted to Ms. Vanessa Duplessis.

Infrastructure Update: Ms. Kathy Lynn Honaker announced the blue tarps will be disappearing from the rooftops as Property One will be providing the three bids to make permanent repairs to the roofs and work will commence soon.

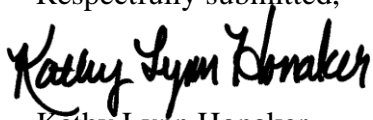
New Business

Military Leadership: Mr. Bill Garrett reported there were two recent change of command ceremonies. The first was the U.S. Coast Guard Sector New Orleans on April 14, 2022. Captain Kelly Denning succeeded Captain Will Watson as the Commander. We are also pleased to have at our meeting today, Captain Greg Callaghan who is the new Deputy Commander for the U.S. Coast Guard Sector New Orleans. There was also a Marine Corps Change of Command for Headquarters Battalion of MARFORRES. Col. Jason Burkett took command of the Headquarters Battalion, Marine Corps Southern Command and the Marine Corps Support Facility, New Orleans. Chairman Mark Major and Ms. Kathy Lynn Honaker attended the events on behalf of the Board.

Public Comments: There were no public comments.

Adjourn Meeting: A motion to adjourn was made by Councilmember King, seconded by Representative Boyd. There was no further discussions and there were no additional comments. The meeting adjourned at 11:17 a.m.

Respectfully submitted,



Kathy Lynn Honaker
Executive Director

KLH/wlg