

**ALGIERS DEVELOPMENT DISTRICT
BOARD MEETING
Friday, November 11, 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 10:08 a.m.

Roll Call: Ms. Vanessa Duplessis:

ADD Board of Commissioners Present

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

Others Present

Mr. Richard Cortizas and Mr. Scott Zander (Jones-Walker); Mr. Sean Bruno (ADD CPA) Via phone; Dr. Peter Cho (ADC Board Member); Mr. Ron Bordelon (ADD consultant); Mr. Greg Beuerman and Ms. Anna Corin Koehl (BMF); Mr. Jim Godwin (President of Algiers presidents council); Ms. Cynthia Bryant and Ms. Pauline Parquet (Community); ADD Executive Director Ms. Kathy Lynn Honaker and staff members Ms. Vanessa Duplessis and Mr. Bill Garrett.

Pledge of Allegiance: Led by Mr. Bill Garrett

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

Minutes: September 11, 2022.

A motion was made to accept the September 11, 2022 minutes by Representative Delisha Boyd, seconded by Senator Gary Carter. The September 11, 2022 minutes were approved without further discussion or objection.

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

A motion was made to accept the financial update as presented by Senator Gary Carter, seconded by Representative Mack Cormier. The financial update was approved without further discussion or objection.

Old Business

Development Update: Mr. Ron Bordelon presented a development update.

BT+MSG has been given a corrective action work plan from the Louisiana Department of Economic Quality regarding the Building 4 property. They have sixty days to implement the corrective action. Regarding Building 10, BT+MSG has secured funding from the Louisiana Housing Corporation. They plan to purchase the new construction phase by March 2023 which is planned for senior housing. The renovation of the historic building 10 will follow.

Mr. Richard Cortizas has the lead for implementing the minor subdivision corrections regarding subdividing the two building 10 parcels as well as the two building 4 parcels. Mr. Jabarie Walker inquired if the current financial issues with MSG could impact the BT+MSG development? Mr. Scott Zander responded that the lead of this group is Brown-Taylor, and they have the proven development experience and financial support to implement and complete their development.

Mr. Bordelon continued with a **Finch Group** update. He stated that there are no substantive updates since the last meeting. We are continuing to have discussions with the Finch Group to obtain clarity on their commitment to D BE participation. The Finch Group product type is focused on hospitality, which is more sensitive to the economic climate nationally as well as interest rates. The Finch Group has made no progress since our last meeting. He continued that as we continue to move forward and show success with the BT+MSG group, which will prompt the Finch Group to be further engaged as they see others solving some of those similar issues.

The **NOMMA** update was then briefed by Mr. Bordelon. The NOMMA lease of the Fitness Center is progressing quite well. Our legal teams are in constant contact with NOMMA's representatives to work towards the complete closing solution of the acquisition of the three expansion parcels in conjunction with the fitness center lease.

Senator Carter asked if there was a plan to open the fitness center to the public or whether it is for NOMMA's exclusive use? Mr. Bordelon responded that discussions on community access to the fitness center has been held with NOMMA in the past. He continued that he would follow up with NOMMA on fitness center community access in some fashion to the fitness center and will report back to the Board.

Infrastructure Update: Ms. Kathy Lynn Honaker first covered the photo of the installed ADD plaque at pole number one on the levee bike/hike trail. This plaque was requested by the Board to be installed reflecting it was built by the Algiers Development District for the community.

She drew the Board's attention to building 720 located on the Federal City map and informed them of the extensive termite damage. She stated the building has no appraised value and is in unsafe. She requested the Board's urgent approval in the demolition of building 720. The total demolition of the building, slab, and removal of all debris would cost \$68,500. Board members concurred that this is also a liability issue.

Senator Gary Carter made a motion to move forward with the demolition of building 720, seconded by Representative Delisha Boyd. There were no further discussions, and the motion was approved without objections.

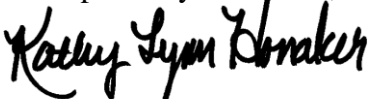
New Business

2023 ADD Meeting Dates: Ms. Kathy Lynn Honaker stated that the 2023 meeting dates have been established and are included in your packet.

Public Comments: Mr. Jim Goodwin had one question that was answered previously regarding possible community access to the fitness center. He then asked if there were any planned use of the BEQs buildings? Also, does ADD have any information on the zoning of the property on the downriver side of Federal City? Ms Kathy Lynn Honaker responded that the downriver rezoning is a New Orleans Port Authority issue. All BEQs buildings are in poor material condition and are scheduled for demolition as soon as the funds are available.

Adjourn Meeting: A motion to adjourn was made by Senator Gary Carter with a comment to recognize all veterans on Veteran's Day. The chairman recognized retired ADC Board member Marine Colonel Dell Dempsey was in attendance and Retired Navy Capt. Bill Garrett. The motion to adjourn was seconded by Representative Delisha Boyd. There were no further discussions and there were no additional comments. The meeting was adjourned at 10:39 a.m.

Respectfully submitted,



Kathy Lynn Honaker
Executive Director