

# ALGIERS DEVELOPMENT DISTRICT BOARD MEETING

Friday, March 21, 2025 · 10:00 a.m. -11:05 a.m.

Algiers Auditorium · 2485 Guadalcanal · New Orleans Riverside at Federal City

## Call to Order/Welcome

Chairman Mark Major called the meeting to order at 10:20 a.m.

The Chairman welcomed everyone to the Algiers Development District Board meeting. The Chairman congratulated all involved with the 2025 Mardi Gras Festival including the magnificent Marine Forces Reserve Marching Band.

The Chairman welcomed Mr. Feltus, who serves as a senior advisor to Mayor Cantrell and is recognized as a dedicated community leader. Mr. Feltus mentioned that he resides in Algiers and expressed his eagerness to actively contribute to the Board's team-building efforts.

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

## **ADD Board of Commissioners Present**

Mr. Mark Major (Chairman), Representative Delisha Boyd, Councilmember Freddie King III and new Board member Mr. Julius Feltus. Unable to attend were Representative Jacob Braud and Senator Gary Carter.

## **Others Present**

Mr. Wayne Brown, Mr. Edward Taylor, MS. Susanna Brown-Thomas, Mr. Merrit Chastain, Mr. Carlos Riveria, Ms. Marion Bracey, Mr. Paxton McGee, Mr. Robert Delrie, Kristin Brown Ms. Mary Ellen Brown, Ms. Catharine Wilkes and Mr. Jimmy Woods (Brown- Taylor + Metro Service Group Team); Col. Pat Kline and Mr. George Jacobs (New Orleans Maritime & Military Academy); Mr. Michael Lewis (Algiers Auditorium); Anna Corin Koehl (Beuerman Miller Fitzgerald); Dr. Peter Cho, (ADC Board member); LTCOL Benny Rhodes (Marine Forces Reserve Ops); Ms. Ann Moll and Ms. Christy Lynch (Community); Ms. Kathy Lynn Honaker (ADD Executive Director) and staff member and Mr. Bill Garrett. Ms. Vanessa Duplessis was unable to attend due to illness.

**Approval of Minutes - December 6, 2024:** The Chairman asked for acceptance of the minutes. Representative Boyd moved to approve the minutes from December 6, 2024, with Mr. Feltus seconding the motion.

**Financial update 2024 Year End:** Deferred until next meeting to be covered by ADD's CPA, Mr. Sean Bruno.

**Revised Final 2024 Budget:** Ms. Kathy Lynn Honaker briefed the specific details of the revised final 2024 budget that is required for the Legislative Audit.

A motion was made to adopt the revised final 2024 budget by Mr. Feltus and seconded by Councilman King.

## **Development Updates:**

**Hud Pool Update** – Ms. Kathy Lynn Honaker stated that the HUD grant has been executed, permitting budgeting for soft costs. The environmental assessment is with the city for final public comments and should be finalized in a few weeks.

**Federal City Pool Long-Term Lease:** Ms. Kathy Lynn Honaker stated that the long-term NORD lease is awaiting the City Council's approval.

Federal City Parking Improvements – Ms. Kathy Lynn Honaker stated that building 4 development requires a new parking plan for NFCU and retail customers. Consultants, the Chairman, and the Treasurer are finalizing these improvements, which must be completed by April 30, 2025.

The Chairman noted that he inspected the parking areas and observed that they are in poor condition. Some guests are parking on grass, which has caused deep ruts, and parking at various locations. The aim is to have a professional-looking campus with updated parking lots. The chairman requested a motion to move forward with improvements. Representative Boyd moved to proceed with all necessary improvements, seconded by Councilman King. The motion was unanimously approved. Chairman Major stated three bids will be obtained and the lowest responsible bid will be chosen.

Federal City Development Update – Brown - Taylor + Metro Service Group Team. Mr. Brown introduced the entire team. Mr. Taylor proceeded with the development update and began with Building 10, the Riverside Retreat at Federal City contains 70 Units. Completion will be in June and leasing occupancy July 1, 2025. Leasing Staff will be established in the first few weeks of April in a portion of the current construction trailer. There are over 140+ on the applicant list. As we get closer, we will begin to process the applicants utilizing the fair housing standards process. There will be onsite management and on-site maintenance of the Riverside Retreat at Federal City.

Mr. Taylor presented information about building 4, Riverside Lofts. Their lender has submitted the final closing packet today, which will require approximately 30 days to obtain a closing date. Construction of building 4, Riverside Lofts, is planned to commence immediately following the final closing date and will take 18-24 months. Riverside Lofts will include sixty-one- and two-bedroom units with onsite amenities such as a pool, other outdoor services, and onsite parking.

Councilman King asked when elderly leasing opportunities will be available for the Riverside Retreat at Federal City.

Mr. Taylor stated that a website and phone number are available, and there will be on-site presence to speed up leasing. The firm move-in date is July 1, 2025.

Ms. Kathy Lynn Honaker stated that the leasing contact information for Riverside Retreat at Federal City is available on the [algiersdevelopment.com](http://algiersdevelopment.com) website.

The Chairmen indicated that the community outreach effort, initially discussed at the beginning of the project, would be led by Mr. Boutte. The Board requires a clear outline of this outreach initiative. Chairman Major also requests the planning of a high-quality ribbon-cutting ceremony to inaugurate the Riverside Retreat at Federal City.

Mr. Boutte stated that the team has been meticulous in distributing leasing information related to the completion schedule of Riverside Retreat at Federal City. Leasing applications will continue to be accepted.

Representative Boyd inquired about the selection process for the 70 residents from over 140 applicants on the waitlist.

Mr. Taylor responded that there is a priority sequence based on when the applicants first applied and area median income qualifications for different units.

Representative Boyd then asked whether credit scores are considered as a factor in the selection process.

Mr. Taylor stated that while credit scores are considered, it does not solely determine the outcome.

ADD consultants Mr. Ron Bordelon and Mr. Ray Manning praised Brown Builders and the construction superintendents for efficiently managing the Riverside Retreat at Federal City project.

Mr. Feltus asked if the board members could be included in the applicant selection process, particularly involving Councilman King or Representative Boyd.

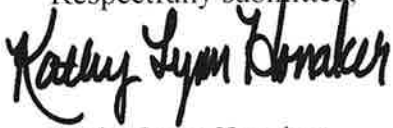
Mr. Taylor replied that he would need to follow the Fair Housing Standards and uniform applicant selection process before getting back to Mr. Feltus.

Public Comments – Ms. Ann Moll, a resident of Walnut Bend, raised concerns about traffic enforcement on Federal City, including speeding, ignoring stop signs, and running red lights at the Marine Corps Support Facility entrance. She also inquired about the maintenance responsibility for existing military housing. Ms. Honaker addressed her questions.

Adjourn Meeting: A motion to adjourn was made by Councilman King and seconded by Representative Boyd. The meeting was adjourned at 11:05 a.m.

After the meeting, around 40 people toured the Riverside Retreat at Federal City in two groups.

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