



HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING

BOARD OF COMMISSIONERS

PRESIDENT  
CASIUS PEALER

VICE PRESIDENT  
LISHA A. WHEELER

COMMISSIONERS  
ISABEL BARRIOS  
TONI HACKETT ANTRUM  
SHARON JASPER  
DEBRA JOSEPH  
KIM PIPER  
ALICE RIENER

COMMITTEE APPOINTMENTS

DEVELOPMENT,  
ASSET MANAGEMENT &  
OPERATIONS

CHAIR  
LISHA WHEELER

COMMISSIONERS  
ISABEL BARRIOS  
DEBRA JOSEPH  
SHARON JASPER

FINANCE & AUDIT

CHAIR  
TONI HACKETT ANTRUM

COMMISSIONERS  
CASIUS PEALER  
KIM PIPER  
ALICE RIENER

PERSONNEL

CHAIR  
CASIUS PEALER

COMMISSIONERS  
ISABEL BARRIOS  
DEBRA JOSEPH  
ALICE RIENER

HELEN W. LANG MEMORIAL BOARDROOM, BUILDING B  
4100 TOURO STREET, NEW ORLEANS, LA 70122

JUNE 25, 2019 at 4:00 P.M.

AGENDA

- I. STATEMENT BY GENERAL COUNSEL
- II. CALL TO ORDER
- III. ROLL CALL
- IV. COMMENTS FROM THE CHAIR
- V. APPROVAL OF THE AGENDA
- VI. APPROVAL OF THE MINUTES
  - Regular Meeting held on May 28, 2019
  - Special Meeting held on June 22, 2019
- VII. EXECUTIVE DIRECTOR'S REPORT
- VIII. COMMISSIONER REPORTS
  - Residents' Advisory Board (RAB) Report
  - Landlords' Advisory Board Committee Report
- IX. COMMITTEE REPORT(S)
  - Development, Asset Management & Operations Committee Report
  - Ad Hoc Executive Director Search Committee Report
- X. NEW BUSINESS
  - ITEMS FOR APPROVAL  
AUTHORIZATON(S)
    - RESOLUTION NO. 2019-10 – Land Swap Between HANO and OPSB for Land on Former B. W. Cooper Housing Development Site
    - RESOLUTION NO. 2019-11 – Choice Neighborhoods Initiative (CNI) – City Square 162 (Winn Dixie) Phase 1 Financial Closing
    - RESOLUTION NO. 2019-12 – Approval of a Month to Month Contract of Employment with Gregory Fortner as the Executive Director
    - RESOLUTION No. 2019-13 – Authorization to Enter Into Negotiations with a New Executive Director
- XI. PUBLIC COMMENTS
  - Public Comment(s)
  - Board of Commissioners Comment(s)
- XII. ANNOUNCEMENTS AND REMINDERS
- XIII. ADJOURNMENT



June 25, 2019

**MEMORANDUM**

**To:** Board of Commissioners  
President Casius Pealer, Commissioner Toni Hackett Antrum,  
Commissioner Isabel Barrios, Commissioner Sharon Jasper,  
Commissioner Debra Joseph, Commissioner Kim Piper, and Commissioner  
Lisha A. Wheeler

**Through** Gregg Fortner  
Executive Director

**From:** Jennifer Adams  
Director, Development and Modernization

**Re:** Exchange for B.W. Cooper to Orleans Parish School Board

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At one time, the entire BW Cooper site housed over 1,000 families who received public housing assistance from HANO through funding from the Department of Housing and Urban Development (HUD). Post Katrina, a master plan reimagined the property as a 660-unit mixed-income community. The 1950s housing stock was demolished and 410 homes were built on adjacent portions of the property. Diminishing financial resources presented a barrier to completing the final 250 homes planned for the area. Up to 200 of those homes were to stand on the BW Cooper Phase IIA site (HANO Property) which is approximately 8 acres roughly bounded by Galvez, Erato, Prieur, and Earhart. The Property was appraised in 2018 for \$2.8 million, and HANO has prepared the site for redevelopment by completing over \$4 million in environmental remediation.

This property remains the largest single block of property owned by HANO in an emerging neighborhood.

Meanwhile, the Orleans Parish School Board (OPSB) has undertaken the redevelopment of the school property adjacent to the southeast portion of the site. In 2017, the OPSB expressed its desire to provide additional space for the Booker T Washington High School redevelopment primarily for athletic fields. In response, HANO proposed the exchange of three OPSB properties (OPSB Properties) which have the potential to yield a comparable number of housing opportunities in emerging areas and areas of high opportunity. The three OPSB properties are:

Address	Sq. Feet	Potential Unit Yield
McDonogh 7 1111 Milan	53,520 (Bldg. 32,000)	30-40 units
Derham 2500 S Rocheblave	151,998	100-115 units

Chester 3944 Clio PI	65,489	45-50 units
	271,007	176-205

Currently, both the McDonogh 7 and Derham properties are extremely low-density zoning. Any land swap must be contingent upon the City Planning Commission (CPC) verifying a possibility for the desired density on each property. The OPSB properties provide HANO less land mass but have the potential to provide a similar unit count if CPC approves the reuse of McDonogh 7 for housing and approves a change in zoning for the Derham property. Further, clean environmental reports will be a requirement of the exchange.

In 2007, the HUD Special Applications Center (SAC) authorized HANO to dispose of the entire BW Cooper Housing Development to the procured developer for the redevelopment of mixed-income housing. In order to proceed with the exchange, HANO is required to request an amendment to the SAC disposition approval to reflect the new owner, method of transfer, and use.

**REQUEST FOR COMMISSIONER ACTION**

Therefore, it is requested that the Board of Commissioners of the Housing Authority of New Orleans authorize the Executive Director to submit to the HUD Special Application Center an amendment to the approved disposition requesting to exchange the HANO Property for the OPSB Properties.

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
JUNE 25, 2019**

**RESOLUTION NO. 2019-10**

**WHEREAS**, the Housing Authority of New Orleans (“HANO”) is the owner of certain vacant property located in the State of Louisiana, Parish of Orleans, which land is known as an eight (8) acre portion of the former B.W. Cooper Housing Development roughly bounded by Galvez, Erato, Prieur, and Earhart (the “HANO Property”); and

**WHEREAS**, the Orleans Parish School Board (“OPSB”) has expressed the desire to obtain the HANO Property to support the redevelopment of its Booker T Washington High School primarily with athletic fields; and

**WHEREAS**, HANO has determined that an exchange of the HANO Property for three (3) properties owned by the to the OPSB located at McDonogh 7/1111 Milan, Derham/2500 S Rocheblave, and Chester/3944 Clio PI (“OPSB Properties”) would mutual benefits for both parties and the community by providing crucial amenities to the high school and provide the potential for a comparable number of housing opportunities in emerging and higher opportunity areas; and

**WHEREAS**, an appraisal dated July 2018 established the value of the property at Two Million Eight Hundred Sixty Five Thousand Dollars (\$2,865,000.00); and

**WHEREAS**, in accordance with 24 CFR 970, the HANO Property was approved for disposition to a third-party developer for the redevelopment of mixed-income housing in 2007; and

**WHEREAS**, significant amendments to the acquiring entity, method of disposition, and/or use of the property must be approved by the HUD Special Applications Center (“SAC”);

**THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the Executive Director to submit to the HUD Special Application Center an amendment to the approved disposition requesting to exchange the HANO Property for the OPSB Properties.

**Executed this 25<sup>th</sup> day of June, 2019**

**APPROVAL:**

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**CASIUS PEALER  
PRESIDENT, BOARD OF COMMISSIONERS**



June 25, 2019

**MEMORANDUM**

**To:** Board of Commissioners  
 President Casius Pealer, Commissioner Toni Hackett Antrum,  
 Commissioner Isabel Barrios, Commissioner Sharon Jasper,  
 Commissioner Debra Joseph, Commissioner Kim Piper, and Commissioner  
 Lisha A. Wheeler

**Through** Gregg Fortner  
 Executive Director

**From:** Jennifer Adams  
 Director, Development and Modernization

**Cc:** April Kennedy  
 Choice Neighborhoods Initiative Administrator

**Re:** Resolution #2019-11 – Choice Neighborhoods Initiative (CNI) – City Square  
 162 (Winn Dixie) Phase I Financial Closing

The Housing Authority of New Orleans (“HANO”) procured the Iberville Revitalization Company LLC (“IRC”) to be the master developer for the Choice Neighborhoods Initiative (“CNI”) to redevelop the Iberville site. The overall Iberville redevelopment will include eight hundred twenty-one (821) public housing or project-based voucher replacement housing units on site and in the surrounding neighborhood. The IRC is a joint venture between Historic Restoration, Inc. (“HRI”) and McCormack Baron Salazar, Inc. (“MBS”) (collectively, the “Developer”). City Square 162, formerly known as Winn Dixie, sits on 1.5 acres just east of the former Iberville site and will consist of new residential construction and green space that will connect the Lafitte Greenway to the City Square 162 site (the “Project”). The Project will be a mixed-finance development in accordance with 24 CFR § 905.604 and will include seventy-six (76) units, thirty (30) of which will be replacement units. The bedroom and affordability mix is as follows:

	<i>1 bedroom</i>	<i>2 bedroom</i>	<i>Totals</i>
Public Housing/LIHTC	3	12	15
Project-Based Voucher/LIHTC/HOME/NHTF	4	4	8
Project-Based Voucher/LIHTC/HOME	0	7	7
<i>Subtotal Replacement Units</i>	7	23	30
Market Rate	14	32	46
<b><i>Totals</i></b>	21	55	76

MBS formed WD Phase I, LP to own the Project. WD Phase I MBS GP, Inc., an MBS-controlled entity, will serve as the general partner of WD Phase I, LP. U.S. Bancorp Community Development Corporation will serve as the investor limited partner of WD Phase I, LP.

The total (Part A) permanent budget is \$23,843,522. The Developer has requested construction and permanent financing from HANO in the amount of \$8,372,640. Repayments on the HANO loan are also subject to cash flow availability in second lien position, positioned prior to repayment of the National Housing Trust Fund (“NHTF”) and HOME loans, with a 1% interest rate. The source of the HANO loan is Capital Funds. The Project was awarded an allocation of 9% Low Income Housing Tax Credits (“LIHTCs”) in 2017.

The total sources of permanent financing are:

Gershman Investment Corporation - First Mortgage	\$5,969,000
HANO Capital Funds - Second Mortgage	\$8,372,640
Louisiana Housing Corporation NHTF Funds - Third Mortgage	\$800,000
City of New Orleans HOME Funds - Fourth Mortgage	\$1,500,000
LIHTC Equity	\$7,176,782
General Partner Equity	\$100

To facilitate the eligibility of the Project for a payment in lieu of taxes structure, HANO will ground lease the land underlying the Project to WD Phase I, LP (“Ground Lease”) and WD Phase I, LP will then assign the Ground Lease to the Industrial Development Board (“IDB”), which will then enter into one or more subleases with WD Phase I, LP. WD Phase I, LP will pay HANO a secured a ground lease rental payment in the amount of \$10,000 per year, subject to available cash flow behind Gershman Investment Corporation, the senior lender.

The financial closing is scheduled to occur in July 2019.

## **CERTIFICATIONS**

### Finance

The Director of Finance has certified that Capital Funds are available to loan to WD Phase I, LP.

It is requested that the Board of Commissioners authorize the Executive Director to perform the following actions necessary to complete the financial closing for the Project:

1. Execute any and all documents on behalf of HANO necessary to complete the financial closing for the Project.
2. Execute any and all documents necessary to provide operating subsidy for up to fifteen (15) public housing units and to obtain any and all necessary the United States Department of Housing and Urban Development approvals related thereto.
3. Execute any and all documents to loan WD Phase I, LP Capital Funds in an amount not to exceed \$8,372,640 towards the cost of construction and development of the Project.

4. Execute any and all documents to ground lease the land underlying the Project to WD Phase I, LP, and approve any subsequent assignments or subleases of the land underlying the Project to IDB and WD Phase I, LP to achieve a payment in lieu of taxes structure for the Project.

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
JUNE 25, 2019**

**RESOLUTION NO. 2019-11**

**WHEREAS**, the Housing Authority of New Orleans (“HANO”), is a public housing agency as defined in the United States Housing Act 1937, and is responsible for planning, financing, constructing, maintaining and managing public housing developments in New Orleans, Louisiana; and

**WHEREAS**, HANO and the Iberville Revitalization Company, LLC (“IRC”), a joint venture between Historic Restoration, Inc. (“HRI”) and McCormack Baron Salazar, Inc. (“MBS”), the master developer (“Developer”) for the Choice Neighborhoods Initiative (“CNI”), have executed the Iberville/Treme Choice Neighborhoods Initiative Implementation Agreement (“Implementation Agreement”), which serves as the Master Development Agreement for all components of the CNI Transformation Plan, and which establishes the guiding principles, overarching business terms, and roles and responsibilities of IRC and HANO for the implementation of CNI; and

**WHEREAS**, the Developer seeks to develop City Square 162, a 1.5 acre site adjacent to the former Iberville site and formerly known as the Winn Dixie site, with new construction residential units and green space that will connect the Lafitte Greenway to the City Square 162 site (the “Project”). The Project will be a mixed-finance project in accordance with 24 CFR § 905.604 and will include seventy-six (76) units, thirty (30) of which will be replacement units. Of the thirty (30) replacement units, fifteen (15) units will be public housing and fifteen (15) units will be project-based voucher units. All replacement units will also be Low-Income Housing Tax Credit (“LIHTC”) units. The remaining forty-six (46) will be market rate units; and

**WHEREAS**, MBS formed WD Phase I, LP to own the Project. WD Phase I MBS GP, Inc., an MBS-controlled entity, will serve as the general partner of WD Phase I, LP. U.S. Bancorp Community Development Corporation will serve as the investor limited partner of WD Phase I, LP; and

**WHEREAS**, to facilitate the eligibility of the Project for a payment in lieu of taxes structure, HANO will ground lease the land underlying the Project to WD Phase I, LP (“Ground Lease”) and WD Phase I, LP will then assign the Ground Lease to the Industrial Development Board (“IDB”), which will then enter into one or more subleases with WD Phase I, LP;

**WHEREAS**, the Project received an allocation of 9% LIHTCs; and

**WHEREAS**, the Developer has requested that HANO provide a second mortgage construction and permanent loan to WD Phase I, LP in an amount not to exceed \$8,372,640; and

**WHEREAS**, additional permanent financing for the Project has been obtained through (i) LIHTC equity from U.S. Bancorp Community Development Corporation in the amount of \$7,176,782; (ii) a first mortgage loan made by Gershman Investment Corporation in the amount of \$5,969,000; (iii) a third mortgage National Housing Trust Fund loan made by the Louisiana Housing Corporation in the amount of \$800,000; (iv) a fourth mortgage HOME funds loan made



**Resolution No. 2019-11**  
**June 25, 2019**  
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by the City of New Orleans in the amount of \$1,500,000; and (v) equity in the amount of \$100 from WD Phase I MBS GP, Inc.

**WHEREAS**, HANO and the United States Department of Housing and Urban Development (“HUD”) entered into Annual Contributions Contract No. FW-1190, dated December 2, 1996, as amended thereafter, pursuant to which HANO agreed to develop and operate certain low-rent housing, and HUD agreed to maintain the low-rent character of such housing; and

**WHEREAS**, HANO, with the approval of HUD, desires to provide operating subsidy for up to fifteen (15) public housing units at the Project.

**THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the Executive Director as follows:

1. Execute any and all documents on behalf of HANO necessary to complete the financial closing for the Project.
2. Execute any and all documents necessary to provide operating subsidy for up to fifteen (15) public housing units and to obtain any and all necessary HUD related thereto.
3. Execute any and all documents to loan WD Phase 1, LP Capital Funds in an amount not to exceed \$8,372,640 towards the cost of construction and development of the Project.
4. Execute any and all documents to ground lease the land underlying the Project to WD Phase I, LP, and approve any subsequent assignments or subleases of the land underlying the Project to IDB and WD Phase I, LP to achieve a payment in lieu of taxes structure for the Project.

Executed this 25<sup>th</sup> day of June, 2019

**APPROVAL:**

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**CASIUS PEALER**  
**PRESIDENT, BOARD OF COMMISSIONERS**



**June 25, 2019**

**MEMORANDUM**

**To: Board of Commissioners  
President Casius Pealer, Commissioner Toni Hackett Antrum,  
Commissioner Isabel Barrios, Commissioner Sharon Jasper,  
Commissioner Debra Joseph, Commissioner Kim Piper, and Commissioner  
Lisha A. Wheeler**

**Through Gregg Fortner  
Executive Director**

**From: Kelly Walker  
Director, Human Resources**

**Re: Approval and Execution of Executive Director Contract for Month-To-Month  
Employment**

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In accordance with the provisions of La. R.S. 40:539(C)(1) of the Louisiana Housing Authorities Law, the Housing Authority of New Orleans (HANO) Board of Commissioners is required to select a Secretary of the HANO Board of Commissioners who shall also serve as the Executive Director and Chief Administrative Officer of HANO. Furthermore, the HANO Board of Commissioners is to enter into an employment contract with the person selected to fill these positions.

By Resolution No. 2014-14 dated June 26, 2014, the Board of Commissioners approved the selection of Gregg Fortner for these positions and authorized the President of the HANO Board of Commissioners to execute a contract of employment between HANO and Mr. Fortner that allowed Mr. Fortner to fill these positions. Additional employment contracts of employment were subsequently executed between HANO and Mr. Fortner. The current contract of employment between HANO and Mr. Fortner will expire on July 7, 2019.

On February 7, 2019 Mr. Fortner informed HANO and the City of New Orleans that he "would not be seeking a new contract and/or an extension of the current contract beyond the July 7, 2019 end date." Thereafter, the HANO Board of Commissioners began the process of finding a person to succeed Mr. Fortner as Secretary of the HANO Board of Commissioners, Executive Director of HANO, and Chief Administrative Officer of HANO.

Currently, the HANO Board of Commissioners has not selected a person to succeed Mr. Fortner when his current contract of employment expires on July 7, 2019. HANO and Mr. Fortner are desirous of entering into a month-to-month employment contract, for a period of no more than three (3) consecutive months, that will allow Mr. Fortner to continue in his role as Secretary of the HANO Board of Commissioners, Executive Director of HANO, and Chief Administrative Officer of HANO while the HANO Board of Commissioners completes the process of selecting his successor, and while the successor official takes over these positions.

It is respectfully requested that the Board of Commissioners of the Housing Authority of New Orleans approve of and expressly authorize the President of the HANO Board of Commissioners to execute a month-to-month contract of employment with Gregg Fortner that will not exceed a period of three (3) consecutive months, and that will allow Mr. Fortner to serve and continue in his role as Secretary of the HANO Board of Commissioners, Executive Director of HANO, and Chief Administrative Officer of HANO while the HANO Board of Commissioners selects his successor, and until his successor is officially installed into these positions.

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
JUNE 25, 2019**

**RESOLUTION NO. 2019-12**

**WHEREAS**, The Housing Authority of New Orleans (HANO) was organized pursuant to the provisions of the Louisiana Housing Authorities Law, La. R.S. 40:381, et. seq; and

**WHEREAS**, in accordance with the provisions of La. R.S. 40:539(C)(1) of the Louisiana Housing Authorities Law, the Housing Authority of New Orleans (HANO) Board of Commissioners is required to select a Secretary of the HANO Board of Commissioners who shall also serve as the Executive Director and Chief Administrative Officer of HANO; and

**WHEREAS**, the HANO Board of Commissioners also is to enter into an employment contract with the executive director; and

**WHEREAS**, by Resolution No. 2014-14 dated June 26, 2014, the HANO Board of Commissioners approved the selection of Gregg Fortner as the executive director and authorized the President of the HANO Board of Commissioners to execute a contract of employment with Mr. Fortner that allowed him to fill the positions of Secretary of the HANO Board of Commissioners, Executive Director of HANO, and Chief Administrative Officer of HANO; and

**WHEREAS**, additional employment contracts of employment were subsequently signed by HANO and Mr. Fortner; and

**WHEREAS**, on February 7, 2019 Mr. Fortner informed HANO that he would not be seeking a new contract of employment with HANO beyond the July 7, 2019 end date of his current contract of employment with HANO; and

**WHEREAS**, the HANO Board of Commissioners has begun the process of finding the successor to Mr. Fortner as Secretary of the HANO Board of Commissioners, Executive Director of HANO, and Chief Administrative Officer of HANO; and

**WHEREAS**, the HANO Board of Commissioners has not completed the process of finding the successor to Mr. Fortner as Secretary of the HANO Board of Commissioners, Executive Director of HANO, and Chief Administrative Officer of HANO;

**WHEREAS**, HANO is desirous of hiring Mr. Fortner on a month-to-month bases, for a period of no more than three (3) consecutive months, for the purpose of allowing Mr. Fortner to continue in his role as Secretary of the HANO Board of Commissioners, Executive Director of HANO, and Chief Administrative Officer of HANO while the HANO Board of Commissioners selects his successor, and until his successor is officially installed into these positions; and

**THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of New Orleans hereby approves of and expressly authorizes the President of the HANO Board of Commissioners to execute a month-to-month contract of employment with Gregg Fortner that will not exceed the period of three (3) consecutive months, and that will allow Mr. Fortner to continue in his role as Secretary of the HANO Board of Commissioners, Executive Director of

HANO, and Chief Administrative Officer of HANO while the HANO Board of Commissioners selects his successor, and until his successor is officially installed into these positions.

Executed this 25<sup>th</sup> day of June, 2019

**APPROVAL:**

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**CASIUS PEALER  
PRESIDENT, BOARD OF COMMISSIONERS**



June 25, 2019

**MEMORANDUM**

**To:** Board of Commissioners  
President Casius Pealer, Commissioner Toni Hackett Antrum, Commissioner Isabel Barrios, Commissioner Sharon Jasper, Commissioner Debra Joseph, Commissioner Kim Piper, and Commissioner Lisha A. Wheeler

**Through** Gregg Fortner  
Executive Director

**From:** Kelly Walker  
Director, Human Resources

**RE:** Approval and Execution of Executive Director Contract

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In accordance with the provisions of La. R.S. 40:539(C)(1) of the Louisiana Housing Authorities Law, the Housing Authority of New Orleans (HANO) Board of Commissioners is required to select a Secretary of the HANO Board of Commissioners who shall also serve as the Executive Director and Chief Administrative Officer of HANO. Furthermore, the HANO Board of Commissioners is to enter into an employment contract with the person selected to fill these positions.

By Resolution No. 2014-14 dated June 26, 2014, the Board of Commissioners approved the selection of Gregg Fortner for these positions and authorized the President of the HANO Board of Commissioners to execute a contract of employment between HANO and Mr. Fortner that allowed Mr. Fortner to begin serving as Secretary of the HANO Board of Commissioners, Executive Director of HANO, and Chief Administrative Officer of HANO on July 7, 2014. Additional employment contracts of employment that allowed Mr. Fortner to continue as the Secretary of the HANO Board of Commissioners, Executive Director of HANO, and Chief Administrative Officer of HANO were subsequently executed with Mr. Fortner by HANO.

On February 7, 2019 Mr. Fortner informed HANO that he "would not be seeking a new contract and/or an extension of the current contract beyond the July 7, 2019 end date" of his current contract of employment with HANO. Thereafter, the HANO Board of Commissioners began the process of finding a person to succeed Mr. Fortner as Secretary of the HANO Board of Commissioners, Executive Director of HANO, and Chief Administrative Officer of HANO

On April 30, 2019, the President of the HANO Board of Commissioners established an Ad Hoc Executive Director Search Committee in accordance with Art. IX, Sec. 1 of HANO's Bylaws. The Ad Hoc Executive Search Committee met on May 20, 2019, May 24, 2019, and June 22, 2019 to conduct a search for an executive director to succeed Mr. Fortner.

Although the Ad Hoc Executive Search Committee selected two finalists, one withdrew and therefore on June 22, 2019 the Ad Hoc Executive Search Committee named Evette Hester as its choice to be the successor to Mr. Fortner.

Also on June 22, 2019, a Special Meeting of the HANO Board of Commissioners was convened to interview Evette Hester as the finalist in the search for the successor to Mr. Fortner.

After interviewing Ms. Hester on June 22, 2019, and after deliberating the selection of Ms. Hester as the successor to Mr. Fortner at the Regular Meeting of the HANO Board of Commissioners on June 25, 2019, the HANO Board of Commissioners selected Evette Hester to be the successor to Gregg Fortner as the Secretary of the HANO Board of Commissioners, Executive Director of HANO and Chief Administrative Officer of HANO.

It is respectfully requested that the Board of Commissioners approve the selection of Evette Hester for the positions of Secretary of the HANO Board of Commissioners, Executive Director of HANO and Chief Administrative Officer of HANO. It is further requested that the Board of Commissioners authorize HANO to enter into negotiations with Ms. Hester for the purpose of reaching an agreement with her on the terms of an employment contract that will have her succeed Mr. Fortner in serving as the Secretary of the HANO Board of Commissioners, the Executive Director of HANO, and the Chief Administrative Officer of HANO.

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
JUNE 25, 2019**

**RESOLUTION NO. 2019-13**

**WHEREAS**, The Housing Authority of New Orleans (HANO) was organized pursuant to the provisions of the Louisiana Housing Authorities Law, La. R.S. 40:381, et.seq; and

**WHEREAS**, La. R.S. 40:539(C)(1) requires the Housing Authority of New Orleans (HANO) Board of Commissioners to select a Secretary of the HANO Board of Commissioners who shall also serve as the Executive Director and Chief Administrative Officer of HANO; and

**WHEREAS**, by Resolution No. 2014-14 dated June 26, 2014, the Board of Commissioners approved the selection of Gregg Fortner for these positions; and

**WHEREAS**, Mr. Fortner filled these positions at HANO through July 7, 2019; and

**WHEREAS**, the departure of Mr. Fortner from these positions at HANO necessitates selection of a successor to Mr. Fortner by the HANO Board of Commissioners; and

**WHEREAS**, an Ad Hoc Executive Director Search Committee was established on April 30, 2019 in accordance with Art. IX, Sec. 1 of HANO's Bylaws for the purpose of conducting a search for Mr. Fortner's successor; and

**WHEREAS**, the Ad Hoc Executive Search Committee met on May 20, 2019, May 24, 2019, and June 22, 2019 to conduct a search for Mr. Fortner's successor; and

**WHEREAS**, on June 22, 2019, the Ad Hoc Executive Search Committee selected Evette Hester as the finalist in its search for the successor to Mr. Fortner; and

**WHEREAS**, the Ad Hoc Executive Search Committee further recommended on June 22, 2019 that the HANO Board of Commissioners interview Evette Hester, and thereafter choose the successor to Mr. Fortner; and

**WHEREAS**, the HANO Board of Commissioners met in a Special Meeting on June 22, 2019 to interview Evette Hester; and

**WHEREAS**, the HANO Board of Commissioners deliberated the question of who would be the successor to Mr. Fortner on June 25, 2019, and thereafter chose Evette Hester as the successor to Mr. Fortner; and



**Resolution No. 2019-13**  
**June 25, 2019**  
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**THEREFORE, BE IT RESOLVED**, the Board of Commissioners of the Housing Authority of New Orleans does hereby authorize HANO to enter into negotiations with Evette Hester for the purpose of reaching an agreement with her on the terms of an employment contract that will have her serve as the Secretary of the HANO Board of Commissioners, the Executive Director of HANO, and the Chief Administrative Officer of HANO.

**Executed this 25<sup>th</sup> day of June, 2019.**

**APPROVAL:**

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**CASIUS PEALER**  
**PRESIDENT, BOARD OF COMMISSIONERS**