HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING

THE NEW ORLEANS REDEVELOPMENT AUTHORITY (NORA)
1409 ORETHA CASTLE HALEY BLVD., NEW ORLEANS, LA 70113

AUGUST 1, 2017 at 4:00 P.M.

AGENDA

I. STATEMENT BY GENERAL COUNSEL

II. CALL TO ORDER

III. ROLL CALL

IV. APPROVAL OF THE AGENDA

V. APPROVAL OF THE MINUTES OF THE MEETING HELD ON JULY 12, 2017

VI. EXECUTIVE DIRECTOR’S REPORT

VII. COMMITTEE REPORT(S)

VIII. ITEMS FOR APPROVAL

AUTHORIZATIONS

- Resolution #2017-13 - Authorization to Execute the Master Development Agreement for the Development of Bywater and Marigny Vacant Scattered Site Properties

- Resolution #2017-14 - Authorization to Execute the Commercial Lease for Building B-71 and Portion of the J-Block adjacent to Bienville Basin

IX. COMMENTS

- Public Comment(s)
- Board of Commissioners Comment(s)

X. ADJOURNMENT
August 1, 2017

MEMORANDUM

To: Board of Commissioners
    President Alice Riener, Vice President Andreanecia M. Morris,
    Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
    Commissioner Debra Joseph, Commissioner Vonda Rice and
    Commissioner Cantrese Wilson

Through Gregg Fortner
    Executive Director

From: Jennifer Adams
    Director, Development and Modernization

Re: Authorization to Execute the Master Development Agreement with ITEX Development, LLC for the Development of Bywater and Marigny Vacant Scattered Sites

On June 21, 2016, Board of Commissioners’ Resolution #2016-15 authorized the Housing Authority of New Orleans (HANO) to enter into negotiations with ITEX Development, LLC (Developer) on the redevelopment of the Bywater and Marigny vacant scattered site properties. HANO and the Developer have negotiated the terms of a Master Development Agreement (Agreement) which will serve as the governing Agreement for all components of the redevelopment by establishing the guiding principles, overarching business terms, and roles and responsibilities of the Developer and HANO for the Project. The Developer has created a plan to construct 156 mixed-income rental units and 4 mixed-income homeownership units, subject to HUD approval and financing due diligence, and which utilizes all of HANO’s Bywater and Marigny vacant scattered site parcels.

In order to move the project forward and allow the Developer to produce and assemble the documents necessary to obtain financing to build the project, staff recommends execution of the Agreement.

Therefore, it is requested that the HANO Board of Commissioners authorize the Executive Director to execute the Master Developer Agreement with ITEX Development, LLC for the redevelopment of the Bywater and Marigny vacant scattered site properties.
WHEREAS, By Resolution #2016-15 the Board of Commissioners authorized the Housing Authority of New Orleans (HANO) to enter into negotiations with ITEX Development, LLC (Developer) for the redevelopment of the Bywater and Marigny scattered site properties; and

WHEREAS, HANO and the Developer have negotiated the Master Development Agreement (Agreement) which will serve as the governing Agreement for all components of the redevelopment by establishing the guiding principles, overarching business terms, and roles and responsibilities of the Developer and HANO; and

WHEREAS, the Developer has created a plan to construct 156 mixed-income rental units and 4 mixed-income homeownership units, subject to HUD approval and financing due diligence, and which utilizes all of HANO’s Bywater and Marigny vacant scattered site parcels; and

WHEREAS, all necessary loan agreements and ground leases will be negotiated and entered into separately, and will come to the Board for additional approval; and

WHEREAS, staff recommends execution of the Agreement in order to allow the Developer to produce and assemble the documents necessary to obtain financing to build the project.

THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes the Executive Director to execute the Master Developer Agreement with ITEX Development, LLC for the redevelopment of the Bywater and Marigny vacant scattered site properties.

Executed this 1st day of August, 2017

APPROVAL:

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ALICE RIENER
PRESIDENT, BOARD OF COMMISSIONERS
August 1, 2017

MEMORANDUM

To: Board of Commissioners
   President Alice Rener, Vice President Andraenecia M. Morris,
   Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
   Commissioner Debra Joseph, Commissioner Vonda Rice and
   Commissioner Cantrese Wilson

Through Gregg Fortner
   Executive Director

From: Jennifer Adams
   Director, Development and Modernization

Re: Authorization to Execute the Commercial Lease for Building B-71 and
Portion of the J-Block Adjacent to Bienville Basin

The Housing Authority of New Orleans (HANO) was awarded the Choice Neighborhoods
Implementation (CNI) Grant in 2011 to redevelop the last traditional standing housing
development in the city, Iberville. In 2012 the Iberville project site underwent an environmental
clearance process. As part of that process, archeological investigations uncovered intact burials
on portions of the H-block and J-block of the site that once housed public housing units. The
discovery of burials imposed a restriction on digging more than 12 inches into the soil in these
areas. Several buildings were carefully removed from the H and J blocks. However, the
environmental clearance process also produced a Programmatic Agreement among HANO, the
State Historic Preservation Office, and other concerned parties that required the preservation of
the original Iberville buildings, including Building #71 located on the J-block.

Several options were explored to return the 1.073-acre portion of the J-Block that included
Building #71 to residential use comparable to the rest of the former Iberville site, now called
Bienville Basin. However, it was determined that relocation of the burials was cost prohibitive,
and the restriction on the digging depth made the installation of new utilities necessary to serve
modern dwelling units infeasible.

MCC Real Estate, LLC (Tenant), a local development company with experience in both historic
renovations and operating tourist attractions, created a plan to renovate both the existing vacant
Building #71 and improve the adjacent green space within the restrictions placed on the property
by the burials and Programmatic Agreement. The proposal includes transformation of the building
into a museum called the New Orleans Cemetery Experience. The museum will tie into the
historic use of the J-block itself and the adjacent historic St. Louis Cemetery No. 1. The green
space will be maintained for public use, including the residents of Bienville Basin. The
development is expected to provide training and employment opportunities for HANO clients,
especially those living at Bienville Basin. All building and site improvements will be funded solely
by the Tenant. All operations and maintenance costs will be borne by the Tenant.
HANO and the Tenant have negotiated a Commercial Lease for Building #71 and adjacent green space which will include an annual rent payment to HANO in the amount of $12,000.00. The initial term of the agreement is for forty (40) years, with five (5) additional ten (10) year term(s) and one (1) nine (9) year term for a total of 99 years.

Staff recommends the execution of this Commercial Lease in order to allow for the reuse of Building #71 which is currently a blight to the adjacent redevelopment of Bienville Basin while respecting the historical use of the site and its development restrictions.

Therefore, the HANO Board of Commissioners is hereby requested to authorize the Executive Director to execute the Commercial Lease with MCC Real Estate, LLC for Building #71 and portion of the J-block.
RESOLUTION NO. 2017-14

WHEREAS, The Housing Authority of New Orleans (HANO) was awarded the Choice Neighborhoods Implementation (CNI) Grant in 2011 to redevelop the last traditional standing housing development in the city, Iberville; and

WHEREAS, during the redevelopment planning, an environmental clearance process revealed intact burials on portions of the H-block and J-block of the site; and

WHEREAS, the discovery of burials imposed a restriction on digging more than 12 inches into the soil in these areas; and

WHEREAS, the same environmental clearance process produced a Programmatic Agreement among HANO, the State Historic Preservation Office, and other concerned parties that required the preservation 16 of the original Iberville buildings, including Building #71 located on the J-block; and

WHEREAS, it was determined that residential development of a 1.073-acre portion of the J-Block that included Building #71 (collectively, the Premises) was infeasible; and

WHEREAS, MCC Real Estate, LLC (Tenant) created a plan to develop the 1.073-acre portion of the J-Block including Building #71 into the New Orleans Cemetery Experience and a public green space within the restrictions placed on the property by the burials and Programmatic Agreement; and

WHEREAS, HANO and the Tenant negotiated a Commercial Lease for the Premises with an annual rent payment of $12,000.00 for an initial term of forty (40) years, with five (5) additional ten (10) year term(s) and one (1) nine (9) year term for a total of 99 years; and

WHEREAS, the Tenant will be responsible for all costs associated with the renovation and operation of the Premises; and

WHEREAS, HANO staff recommends the execution of this Commercial Lease in order to allow for the reuse of Building #71 which is currently a blight to the adjacent redevelopment of Bienville Basin while respecting the historical use of the site and its development restrictions; and
THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans authorizes the Executive Director to execute the Commercial Ground Lease with MCC Real Estate, LLC.

Executed this 1st day of August, 2017

APPROVAL:

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ALICE RIENER
PRESIDENT, BOARD OF COMMISSIONERS