HOUSING AUTHORITY OF NEW ORLEANS
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MEETING
FEBRUARY 26, 2019

The Board of Commissioners of the Housing Authority of New Orleans met in Regular Session at the Fischer Community Center located at 1400 Semmes Street in the City of New Orleans, Louisiana 70114 at 2:00 p.m. on the 26th day of February, 2019.

IN ATTENDANCE

Gregg Fortner, HANO Executive Director
Kevin Oufnac, HANO General Counsel

Joshua Haston, LDG
Evan Holladay, LDG
Y. Frank Southall, Jane Place Nei.Sus.Int.
Eunice Westen, Fischer Senior
Mr. While, Fischer Senior
Constance Haynes, Fischer
N. Stanback
John Hall
Mike Howells, Affordable Housing United Front
Steven Kennedy REO, LLC
Shirley Crump
Doris Jackson
Debra Hills, Fischer Senior Village
Elizabeth Cook, Affordable Housing United Front
Jenga Mwendo, Crescent City Community Land Trust

Edward Brown
Ms. Ethel McIntyre
Trayshawn Webb, HousingNOLA
Claudette Warren, Citywide
Sheryl Davis
B. Delaney
Evelyn B.
Henry Reed
Jackie Dadakis, Green Coast Enterprises
Betty DiMarco, Carrollton United
George Dupry, Home Bank
Curtis Doucette, Jr., Iris Development
Immanuel Gilen, Iris Development
Wendy Hoffman, Iris Development
Maxwell Ciardullo, GNOFHAC

I. STATEMENT BY GENERAL COUNSEL

II. CALL TO ORDER

The meeting was called to order by President Pealer at 2:04 pm.

III. ROLL CALL

PRESENT
President Pealer
Vice President Wheeler
Commissioner Jasper
Commissioner Joseph
Commissioner Piper

ABSENT
Commissioner Barrios
Commissioner Hackett Antrum
Commissioner Riener
A quorum was present. Commissioner Riener joined the meeting later at 2:17pm during the Executive Director's Report.

IV. COMMENTS FROM THE CHAIR

V. APPROVAL OF THE AGENDA

Motion: To Approve the Agenda

Motion by: Commissioner Joseph
Second by: Commissioner Jasper
Discussion: None
Public Comment: None
Call for Vote: All in favor; none opposed

Motion passed.

VI. APPROVAL OF THE MINUTES

Motion: To Approve the Minutes of the Regular Board Meeting Held on January 29, 2019

Motion by: Commissioner Joseph
Second by: Commissioner Piper
Discussion: None
Public Comment: None
Call for Vote: All in favor; none opposed

Motion passed.

VII. EXECUTIVE DIRECTOR'S REPORT

- Executive Director's Report - Presented by Gregg Fortner, Executive Director
  o Introduction to the Board of Marjorianna B. Willman, Director, Office of Housing Policy and Community Development, City of New Orleans, Mayor LaToya Cantrell, who is also HANO’s liaison to the City of New Orleans. Marjorianna B. Willman stated that the Mayor has expressed an interest in Resolution Nos. 2019-03 and 2019-04 which are also in line with the Mayor’s vision for the City of New Orleans.

VIII. COMMISSIONER REPORTS

- Residents’ Advisory Board (RAB) Report – No Report
- Landlords’ Advisory Committee Report - No Report

IX. COMMITTEE REPORT(S)

- Finance & Audit Committee Report - Presented by President Pealer
- Development, Asset Management & Operations Committee Report - Presented by Vice President Wheeler

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X. ADOPTION OF REVISIONS TO HANO’S BYLAWS
   • RESOLUTION NO. 2019-02 - Amendment to the Quorum Requirement of the
     Bylaws of the Housing Authority of New Orleans

Motion: To Approve the Amendment to the Quorum Requirement of the
Bylaws of the Housing Authority of New Orleans – to amend Article VIII, Section
10 of the HANO Bylaws to state as follows:

A majority of the members of the Board shall constitute a quorum, which is required
for the purpose of transacting business at all meetings and special meetings of the
Board. For Committee meetings, exactly half of the members of the Committee
shall constitute a quorum. If at any meeting of the Board there shall be less than
a quorum present, a majority of those present may adjourn the meeting or recess
the meeting to take measures to obtain a quorum. Except as otherwise provided
in this Section, all actions of the Board may be taken by a vote of the majority of
the members present at any meeting where a quorum exists.

Motion by: Commissioner Riener
Second by: Commissioner Joseph
Public Comment: None
Call for Vote: All in favor; none opposed

Resolution #2019-02 Passed.

XI. NEW BUSINESS
   • Items for Approval

Authorizations

Resolution #2019-03 - Approval of LDG Multifamily, LLC Proposals for the
Redevelopment of Florida and Christopher Park

Motion: To Approval of LDG Multifamily, LLC Proposals for the
Redevelopment of Florida and Christopher Park – to authorize the Executive
Director to execute any and all documents necessary to effectuate the Option to
Lease and Development Agreement for the properties listed in Exhibit A with LDG
Multifamily, LLC, or related developer affiliate, in order to implement the
Development Program for mixed-income rental and potential homeownership
opportunities.

Motion by: Commissioner Joseph
Second by: Commissioner Piper
Discussion: Commissioner Riener, President Pealer, Vice President Wheeler
Public Comment: Elizabeth Cook - Affordable Housing United Front
Call for Vote: All in favor; none opposed

Resolution #2019-03 Passed.
Resolution #2019-04 - Approval of Iris Development, LLC Proposals for Rental and Homeownership for Various Uptown and West Carrollton Scattered Sites

Motion: Approval of Iris Development, LLC Proposals for Rental and Homeownership for Various Uptown and West Carrollton Scattered Sites – to authorize the Executive Director to execute any and all documents necessary to effectuate the Option to Lease and Purchase and Development Agreement for the Properties with Iris Development, LLC, or related developer affiliate, in order to implement the Development Program for mixed-income rental and homeownership opportunities.

Motion by: Commissioner Joseph
Second by: Commissioner Riener
Discussion: Vice President Wheeler, Commissioner Riener, President Pealer, Commissioner Joseph, Commissioner Jasper
Public Comment: Curtis Doucette, Jr., Iris Development, Partner, Immanuel Gilen, Iris Development, Partner, Wendy Hoffman, Iris Development, Partner, Jenga Mwendo, Crescent City Community Land Trust, Maxwell Ciardullo, GNOFHAC, Jackie Dadakis, Green Coast Enterprises, Betty DiMarco, Carrollton United, Elizabeth Cook, Affordable Housing United Front, George Dupry, Home Bank

Call for Vote: Commissioner Riener: Yea
Commissioner Piper: Yea
Commissioner Joseph: Yea
Commissioner Jasper: Nay
Vice President Wheeler: Nay
President Pealer: Yea

Roll call vote yielded 4 Yeas and 2 Nays. Resolution #2019-04 Passed.

Commissioner Riener left the meeting at 3:48pm after the voting of Resolution #2019-04.

XII. PUBLIC COMMENTS
- Public Comment(s)
  - Michael Howells - Affordable Housing United Front
  - Steven Kennedy - REO, LLC
  - Elizabeth Cook - Affordable Housing United Front

- Board of Commissioners Comment(s)

XIII. ANNOUNCEMENTS AND REMINDERS
XIV. ADJOURNMENT

Motion by: Commissioner Joseph
Second by: Vice President Wheeler
Call for Vote: All in favor; none opposed

Meeting adjourned at 4:03 p.m.

APPROVED:

CASIMUS PEALER
PRESIDENT, BOARD OF COMMISSIONERS