

**HOUSING AUTHORITY OF NEW ORLEANS
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MEETING
JULY 30, 2019**

The Board of Commissioners of the Housing Authority of New Orleans met in the Helen W. Lang Board Room of the Authority located at 4100 Touro Street, Building B in the City of New Orleans, Louisiana 70122 at 4:00 p.m. on the 30th day of July, 2019

IN ATTENDANCE

Gregg Fortner, HANO Executive Director

Kevin Oufnac, HANO General Counsel

Tyneishah Spears, Booker T. Washington

W. J. Henry, Jr., Booker T. Washington, '62

Anthony B.

Ashley Carter, Booker T. Washington

Shirley Toner, Walter L. Cohen

Jada Cotight, Booker T. Washington

Daryl Anderson, Booker T. Washington

Dora Whitfield, Booker T. Washington, c/o '83

Ann Middleton, 1111 Milan Street

Nicholas Ketz, Booker T. Washington

Brigitte Stewart, Booker T. Washington, c/o '84

Tamara J. Morris, Booker T. Washington, c/o '78

Matthew Miller, Booker T. Washington, Teacher

Sandra Oliver, Booker T. Washington, c/o '72

Melvin Matthews, Sr., Booker T. Washington, c/o '72

Gwendolyn K. Harris, Booker T. Washington, c/o '69

LaKenya Reed, Booker T. Washington, Coach

Kendall Phillips, Booker T. Washington, c/o '75

Trayshawn Webb, HousingNOLA

Alfred Johnson, Jr., Booker T. Washington, c/o '72

Michael Mancuso, Touro Bouligny Neighborhood

Eric Seling, Orleans Parish School Board

Ruby Simmons, Booker T. Washington, Alumni

Lejina Bell, Booker T. Washington, Band Parent

Sycmtrell Bell, Booker T. Washington, Majorette

Rob Corvo, Booker T. Washington, Staff

Natanya Lancaster, Booker T. Washington, Football
(Son)

John Pryer, Booker T. Washington

Michael Ricks, Booker T. Washington

Schlisia Williams, Booker T. Washington, c/o '92

May Cazeule, Booker T. Washington

Gari Hall, Booker T. Washington

Sherry, A. Myers, Booker T. Washington

Diane Connerly, Florida

Carol F. Stirgus, Booker T. Washington, c/o '83

Rella Zaptal, Touro Bouligny Neighborhood Assoc.

Darryl Stewart, Booker T. Washington, c/o '79

Jonathon Pulliam, Booker T. Washington, Teacher

Cynthia M. Dabney, Booker T. Washington, c/o '76

Andrew Robie, Booker T. Washington, Teacher

Alvin Patterson, Booker T. Washington, c/o '72

Willard Cheatham III, Booker T. Washington, Staff

Eva Glover Washington, Booker T. Washington, c/o '69

Patricia M. Kent, Booker T. Washington, c/o '70

Dexter Bonds, Booker T. Washington, c/o '79

A.J. Cato, Booker T. Washington, c/o '72

Bryon Chandler, Booker T. Washington, c/o '72

Brenda Sawyer Bolder, Booker T. Washington, c/o '72

Nolan McSwaik, Booker T. Washington, Alumni

Darlene Burns, Booker T. Washington, c/o '76

Clatrina White, Booker T. Washington, Football Parent

Aron Walker, Booker T. Washington

Phoedra M. Parker, Booker T. Washington, c/o '76

Brandon Lomartiniere, Booker T. Washington, Staff

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS FOR JULY 30, 2019

Jerrica Holmes, Booker T. Washington, Staff
Deborah Norman, 5120 St. Anthony
J. Footman, Booker T. Washington, Staff
Amanda Baur, Booker T. Washington, Staff
Antonio Condley, Booker T. Washington, c/o 83
Staci Dubow, Booker T. Washington, Staff
Bertha Charles, Booker T. Washington
William Giles, Booker T. Washington
Amy Laurenza, Booker T. Washington
Treasure James, Booker T. Washington
Alrieon Bevins, Booker T. Washington
Tyra Heckstall, Booker T. Washington
Jessica Marshall, Booker T. Washington
Angele Crawford, Booker T. Washington
Wayne M. Jones, Booker T. Washington

Chantel St. Martin-Williams, Booker T. Washington, Staff
A. Williams, Booker T. Washington, Staff
Jesse O'Rouke, Booker T. Washington, Staff
Kawana Harris, Booker T. Washington, Parent
N. Zinnie, Booker T. Washington, Staff
Darlene Hargrove, Booker T. Washington, c/o '80
Wilfred Nash, Booker T. Washington
Jules R. Cattie, III, Milan Street
Elisa Hunt, Booker T. Washington
Gloria Thomas, Booker T. Washington
Wayne Reese, Jr., Booker T. Washington
Joya Rankins, Booker T. Washington
Zelma Stewart Evans, Booker T. Washington, c/o '74
Marjoriana Willman, City of New Orleans
Ben Kleban, Orleans Parish School Board

I. STATEMENT BY GENERAL COUNSEL

II. CALL TO ORDER

The meeting was called to order by President Pealer at 4:06 pm.

III. ROLL CALL

PRESENT

President Pealer
Vice President Wheeler
Commissioner Barrios
Commissioner Hackett Antrum
Commissioner Jasper
Commissioner Joseph
Commissioner Piper
Commissioner Rouselle

A quorum was present.

IV. COMMENTS FROM THE CHAIR

President Pealer discussed the protocol for public comments and acknowledged HANO Staff, the public and former Councilmember Jim Singleton

V. APPROVAL OF THE AGENDA

Motion: To Approve the Agenda

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

Motion passed. Agenda approved

VI. APPROVAL OF THE MINUTES

Motion: To Approve the Minutes of the Regular Board Meeting Held on June 25, 2019

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

Motion passed. Minutes approved

Motion: To Approve the Minutes of the Special Meeting Held on July 23, 2019

Motion by: Commissioner Joseph
Second by: Commissioner Rouselle
Discussion: None
Public Comment: None
Call for Vote: In favor: President Pealer, Commissioner Barrios,
Commissioner Hackett Antrum, Commissioner Jasper,
Commissioner Joseph, Commissioner Piper, and
Commissioner Rouselle

Abstention: Vice President Wheeler

Motion passed. Minutes approved

VII. EXECUTIVE DIRECTOR'S REPORT

- **Executive Director's Report** - Presented by Gregg Fortner, Executive Director

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 Commissioner Hackett Antrum
- **Development, Asset Management & Operations Committee Report** - Presented by Vice President Wheeler

X. NEW BUSINESS

- **Items for Approval**

Authorizations

Resolution #2019-14- Land Swap between HANO and OPSB for Land on Former B. W. Cooper Housing Development Site- to authorize the Executive Director to submit to the HUD Special Application Center an amendment to the approved disposition requesting to exchange the HANO.

Commissioner Rouselle recused himself, due to conflict, from the discussion and voting of this action item.

Motion: To Approve Resolution #2019-14- Land Swap between HANO and OPSB for Land on Former B. W. Cooper Housing Development Site

Motion by: Commissioner Joseph

Second by: Vice President Wheeler

Discussion: President Pealer, Commissioner Joseph, Commissioner Hackett Antrum, Commissioner Barrios, Commissioner Jasper and Commissioner Piper

Public Comment: Rella Zaptal, Touro Bouligny Neighborhood Assoc.

Ann C. Middleton, 1111 Milan Street

Wayne M. Jones, Booker T. Washington High School

Ben Kleban, Orleans Parish School Board

Trayshawn Webb, HousingNOLA

Michael Mancuso, Touro Bouligny Neighborhood

Rob Corvo, Booker T. Washington

Eric Seling, Orleans Parish School Board

Marjoriana Willman, City of New Orleans

Roll Call Vote:

Vice President Wheeler: Yes

Commissioner Barrios: Yes

Commissioner Hackett Antrum: Yes

Commissioner Jasper: Yes

Commissioner Joseph: Yes

Commissioner Piper: Yes

President Pealer: Yes

Yes: 7; No: 0. Recused: 1. Motion passed. Resolution No. 2019-14 passed.

Resolution #2019-15 - Approval of Management Agreement with Guste Homes Resident Management Corporation for Management Services at the Guste High Rise and Guste II Housing Communities- to approve the new contract with Guste Homes

Resident Management Corporation for the management, administration, operations, and maintenance of the Guste High Rise and Guste II public housing communities, and authorizes the Executive Director to execute any and all documents necessary to effectuate the contract.

Motion: To Approve Resolution #2019-15 - Approval of Management Agreement with Guste Homes Resident Management Corporation for Management Services at the Guste High Rise and Guste II Housing Communities. Subject to the following:

1. Receipt by HANO Staff, prior to execution of the contract, of a clean audit or an audit which they are comfortable moving forward with.
2. Inclusion of provisions in the contract that HANO and HANO's board will have access to property for purposes of conducting meetings and other HANO activities as done at the other properties.
3. Inclusion of a provision that the management company will cooperate with HANO and HANO Staff in connection with surveys of customer service of the residents of the property.
4. Inclusion of a provision requiring the Resident Management Company to comply with HANO's requirement to employ vendors that use and train local citizens and residents of public housing

Motion by: Vice President Wheeler

Second by: Commissioner Rouselle

Discussion: Commissioner Joseph, Vice President Wheeler, Commissioner Hackett Antrum, Commission Barrios

Public Comment:

Call for Vote: All in favor; none opposed

Motion passed. Resolution No. 2019-15 passed.

Resolution #2019-16 - Approval of a Contract of Employment with Evette Hester as Executive Director – to approve the selection of Ms. Evette Hester as the Executive Director and does hereby authorize the President of the Board of Commissioners to execute said contract for HANO effective October 1, 2019.

Motion: To Approve Resolution #20 19-16 - Approval of a Contract of Employment with Evette Hester as Executive Director

Motion by: Commissioner Hackett Antrum

Second by: Vice President Wheeler

Discussion: President Pealer

Public Comment: None

Call for Vote: All in favor; none opposed

Motion passed. Resolution No. 2019-16 passed.

XI. PUBLIC COMMENTS

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

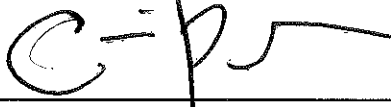
XII. ANNOUNCEMENTS AND REMINDERS

XIII. ADJOURNMENT

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

Meeting adjourned at 5:24 p.m.

APPROVED:

A handwritten signature in black ink, appearing to read 'C-Pealer', written over a horizontal line.

CASIUS PEALER
PRESIDENT, BOARD OF COMMISSIONERS