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

Tyneisha 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 Cotignt, 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
Briggitte 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
LaKynaya 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
Sycmter 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
Schlisa Ricks, 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 D. Sturgis, 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 Bolden, Booker T. Washington, c/o '72

Nolan McSwaik, Booker T. Washington, Alumni
Darlene Burns, Booker T. Washington, c/o '76
Clatriona White, Booker T. Washington, Football Parent
Aron Walker, Booker T. Washington
Phoebe M. Parker, Booker T. Washington, c/o '76
Brandon Lomartiniere, Booker T. Washington, Staff
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 contact, 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 activates 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 Roussel  
**Discussion:** Commissioner Joseph, Vice President Wheeler, Commissioner Hackett Antrum, Commission Barrios

**Public Comment:** None

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

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:

CASIUOS PEALER
PRESIDENT, BOARD OF COMMISSIONERS