

**HOUSING AUTHORITY OF NEW ORLEANS
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MEETING
MAY 28, 2020**

The Board of Commissioners of the Housing Authority of New Orleans met via Zoom (Meeting ID: 845 0658 6039; Password: 091943) at 4:00pm on the 28th day of May, 2020

IN ATTENDANCE

Evette Hester, HANO Executive Director
Kevin Oufnac, HANO General Counsel

Matthew Morrin, Enterprise	Ryan Herringshaw
Michelle Whetten	Isiah Williams
Terri North, Providence	Trayshawn Webb, HousingNOLA
DS Nixon	Steven Kennedy, REO, LLC
Ethel Johnson	Robert
Brenda Breaux	Carol Arceneaux
Chris Clement	

I. STATEMENT BY GENERAL COUNSEL

II. CALL TO ORDER

The meeting was called to order by President Joseph 4:05 pm.

III. ROLL CALL

PRESENT

President Joseph
Vice President Barrios
Commissioner Foret
Commissioner Johnson
Commissioner McKay
Commissioner Moore
Commissioner Piper
Commissioner Rouselle

ABSENT

Commissioner Jasper

A quorum was present.

IV. COMMENTS FROM THE PRESIDENT

President Joseph welcomed and thanked the Board members for attending the board meeting. She welcomed the new Commissioner, Avery Foret to the Board. She acknowledged the HANO staff, visitors and guests attending the meeting.

V. APPROVAL OF THE AGENDA

Motion: To Approve the Agenda

Motion by: Commissioner Johnson

Second by: Commissioner Moore

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 February 27, 2020

Motion by: Commissioner Rouselle

Second by: Commissioner Johnson

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 April 08, 2020

Motion by: Vice President Barrios

Second by: Commissioner Moore

Discussion: None

Public Comment: None

Call for Vote: All in favor; none opposed

Motion passed. Minutes approved

VII. EXECUTIVE DIRECTOR'S REPORT

- **Executive Director's Report** - Presented by Evette Hester, Executive Director
 - **Update on the Financials** – Presented by Stacy Jackson, Chief Financial Officer
 - **Update on Development Projects** – Presented by Emily May, Acting Director of Development and Modernization
 - **Update on Booker T. Washington Property** - Presented by Evette Hester, Executive Director

- **Update on Cash Money Records “Birdman” Public Housing Rent Payments** - Presented by Evette Hester, Executive Director
- **Update on Leasing Rates** – Answered by April Kennedy, Interim Director, Housing Choice Voucher

VIII. COMMISSIONER REPORTS

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

IX. COMMITTEE REPORT(S)

- **Finance & Audit Committee Report** – No Report
- **Development Committee Report** – Presented by Commissioner Johnson
- **Personnel Committee Report** – Presented by President Joseph

X. NEW BUSINESS

Items for Approval

Authorizations

Resolution #2020-08 - Authority to Enter into Loan and Ground Lease for Lafitte Block 6 Homeownership - authorizes the HANO Executive Director, Evette Hester, to execute any and all documents necessary to effectuate the financial closing of the Lafitte Block 6 Homeownership Project with 30 residential, homeownership units, and to submit to the Special Applications Center an update to the project.

Motion: To Approve Resolution #2020-08 - Authority to Enter into Loan and Ground Lease for Lafitte Block 6 Homeownership

Motion by: Commissioner Johnson

Second by: Commissioner Piper

Discussion: President Joseph, Commissioner Foret, Commissioner Johnson, Commissioner Moore

Presenters: Development Team: Matt Morrin, Enterprise and Terri North, Providence

Public Comment: None

Call for Vote: All in favor; none opposed

Motion passed. Resolution No. 2020-08 passed.

Resolution #2020-09 - Approval of the Sale of Three of HANO's Scattered Sites on South Saratoga Street to the New Orleans Redevelopment Authority - authorizes the HANO Executive Director, Evette Hester, to execute any and all documents necessary to effectuate the sale and transfer of 1205, 1209, and 1213 South Saratoga Street to the New Orleans Redevelopment Authority for the sum of Ninety Thousand Dollars (\$90,000).

Motion: To Approve Resolution #2020-09 - Approval of the Sale of Three of HANO's Scattered Sites on South Saratoga Street to the New Orleans Redevelopment Authority

Motion by: Commissioner Johnson

Second by: Commissioner Piper

Discussion: None

Presenters: Brenda Breaux, NORA

Public Comment: None

Call for Vote: All in favor; none opposed

Motion passed. Resolution No. 2020-09 passed.

Resolution #2020-10 - Authority to Enter into a Contract for On-Call Agency-Wide HVAC Services - approves the extension of contract #19-913-10 with Tropical A/C and Heat, LLC for one additional one-year period in an amount not to exceed \$149,000, effective June 7, 2020, and hereby authorizes the Executive Director to execute any and all documents necessary to effectuate the contract extension.

Motion: To Approve Resolution #2020-10 - Authority to Enter into a Contract for On-Call Agency-Wide HVAC Services

Motion by: Vice President Barrios

Second by: Commissioner McKay

Discussion: President Joseph,

Public Comment: None

Call for Vote: All in favor; none opposed

Motion passed. Resolution No. 2020-10 passed.

Resolution #2020-11 - Approval of the Implementation of the Program Waivers Offered by HUD - ratifies HANO's May 1, 2020 acceptance and implementation as needed, of all waivers and administrative exceptions described in PIH 2020-05.

Motion: To Approve Resolution #2020-11 - Approval of the Implementation of the Program Waivers Offered by HUD

Motion by: Commissioner Johnson

Second by: Commissioner Rouselle

Discussion: None

Public Comment: None

Call for Vote: All in favor; none opposed

Motion passed. Resolution No. 2020-11 passed.

XI. PUBLIC COMMENTS

- **Public Comment(s)**
 - Linda McGee

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

XII. ANNOUNCEMENTS AND REMINDERS

XIII. EXECUTIVE SESSION

- Pursuant to La. R.S. 42:17(A)(2), to Discuss HANO's Active Litigation

Motion: To move into Executive Session

Motion by: Commissioner Johnson

Second by: Commissioner Moore

Call for Vote: All in favor; none opposed

The Board of Commissioners entered into Executive Session at 6:12pm and returned to the meeting at 7:14pm

XIV. ADJOURNMENT

Motion by: Commissioner Rouselle

Second by: Commissioner Moore

No objections. Meeting adjourned at 7:15p.m.

APPROVED:



DEBRA JOSEPH
PRESIDENT, BOARD OF COMMISSIONERS