

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

The Board of Commissioners of the Housing Authority of New Orleans met via Zoom (Meeting ID: 835 9910 4875; Password: 275536) at 4:00pm on the 28th day of July, 2020.

**IN ATTENDANCE**

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

Miss Mingo  
Terri North  
Trayshawn Webb  
Carter Reesara

Adonis C Expose  
Mukesh Shah  
Melanie Clayton

**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  
Commissioner Foret  
Commissioner Jasper  
Commissioner Johnson  
Commissioner McKay  
Commissioner Piper  
Commissioner Rouselle

**ABSENT**

Vice President Barrios  
Commissioner Moore

**A quorum was present. Vice President Barrios joined the meeting at 5:11pm during Resolution No. 2020-15.**

**IV. COMMENTS FROM THE PRESIDENT**

President Joseph welcomed and thanked the Board members for attending the board meeting. She welcomed new HANO Staff. She acknowledged and thanked the Commissioners, HANO staff and visitors attending the meeting.

**V. APPROVAL OF THE AGENDA**

**Motion: To Approve the Agenda**

Motion by: Commissioner Johnson

Second by: Commissioner Rouselle

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 30, 2020**

Motion by: Commissioner Johnson

Second by: Commissioner Jasper

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

**VIII. COMMISSIONER REPORTS**

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

**IX. COMMITTEE REPORT(S)**

- **Development Committee Report** – Presented by Commissioner Johnson

X. NEW BUSINESS

Items for Approval

Authorizations

**Resolution #2020-13 - Sale of 2115 St. Ann Street for Development of Affordable Homeownership in the CNI Trapezoid Member** - authorizes the Executive Director to execute any and all documents, including but not limited to an application to the HUD Special Application Center, that are necessary to effect the transfer of the Property for 10% of the appraised value, contingent upon inclusion of the following terms in the transfer:

- (1) the Property will revert to HANO if no action is taken by the developer to construct housing on the Property in a period of time to be determined by staff;
- (2) a minimum 5-year deed restriction that recaptures the difference between the appraised value of the Properties and the 10% of appraised value to be paid by Tulane and Canal Neighborhood Development Corporation if the home on the Property is sold within 5 years to a buyer who does not meet the requirements of an affordable homebuyer;
- (3) Tulane and Canal Neighborhood Development Corporation will provide a "first look period," the duration of which is to be determined by staff, that provides HANO Public Housing and HVCP participants the first opportunity to purchase the home to be built on the Properties.

**Motion: To Approve Resolution #2020-13 - Sale of 2115 St. Ann Street for Development of Affordable Homeownership in the CNI Trapezoid**

Motion by: Commissioner Johnson

Second by: Commissioner Rouselle

Discussion: Commissioner Johnson, Commissioner Rouselle

Public Comment: None

Call for Vote: All in favor; none opposed

**Motion passed. Resolution No. 2020-13 passed.**

**Resolution #2020-14 - Approval to Amendment #2 to the Emphasys Computer Solutions, Inc. Technical Services Agreement-** approves Amendment #2 to the Agreement between HANO and Emphasys Computer Solutions Technical Services in the amount \$571,714.00 for a term of five years, and authorizes the Executive Director to execute any and all documents necessary to amend the Agreement.

**Motion: To Approve Resolution #2020-14 - Approval to Amendment #2 to the Emphasys Computer Solutions, Inc. Technical Services Agreement**

Motion by: Commissioner Rouselle

Second by: Commissioner McKay

Discussion: President Joseph

Public Comment: None

Call for Vote: All in favor; none opposed

**Motion passed. Resolution No. 2020-14 passed.**

**Resolution #2020-15 - Amendment to HANO Bylaws Art. VI, Sec. 1-** amends Article IX, Section 1 of the HANO Bylaws to state as follows:

**Section 1. Standing and Ad Hoc Committees**

The following three standing committees shall exist to assist in the effective functioning of the Board and its review of issues: the Finance & Audit Committee; the Real Estate Development Committee; and the Asset Management & Operations Committee.

The Finance & Audit Committee shall review and address all issues related to HANO's finances, procurements, budgets, and audits that are managed by the HANO Finance Department. The Development Committee shall review and address issues related to all real estate activities that are managed by the HANO Development and Modernization Department. The Asset Management & Operations Committee shall review and address all issues related to all other HANO policies, programs, and operations that are managed by the Agency's other departments.

The President of the Board may, from time to time, as deemed necessary, also establish ad hoc committees for specific and limited purposes. All committees, whether standing or ad hoc, are advisory and not authorized to take any official action on behalf of the Board.

**BE IT FURTHER RESOLVED**, that the Board of Commissioners of the Housing Authority of New Orleans also hereby amends Article IX, Section 1 of the HANO Bylaws to state as follows:

**Section 5. Real Estate Development Committee**

The charge of the Development Committee is to study, discuss, and develop recommendations to the Board on matters affecting all real estate transaction including but not limited redevelopment, modernization, new construction, property acquisition, rehabilitation, demolition, property disposition, and the development and modernization of HANO's main office.

**Section 6. Asset Management & Operations Committee**

The charge of the Asset Management & Operations Committee is to study, discuss, and develop recommendations to the Board on matters affecting general Authority operational issues and contract administration, including but not limited to HANO's strategic planning, Annual Plan, Five-Year Plan, ACOP, HCVP program, public housing program, police department, human resources department, client services department, management of conventional developments, scattered sites, and all other forms of subsidized housing, general Authority operational issues contract administration and special projects.

**Section 7. Vacancies**

Any vacancy in a committee caused by death, resignation, removal, or disqualification of a Commissioner or Member shall be filled by appointment by the President or the Board. Such successor shall serve on the committee to which they are appointed until the next Annual Meeting of the Board.

**Motion: To Approve Resolution #2020-15 - Amendment to HANO Bylaws Art. VI, Sec. 1**

Motion by: Commissioner Rouselle

Second by: Vice President Barrios

Discussion: Commissioner Rouselle

Public Comment: None

Call for Vote: All in favor; none opposed

**Motion passed. Resolution No. 2020-15 passed.**

**XI. PUBLIC COMMENTS**

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

**XII. ANNOUNCEMENTS AND REMINDERS**

- Jedidiah Jackson, new Director of Client Services, introduced himself to the Board.

**XIII. ADJOURNMENT**

Motion by: Commissioner Rouselle

Second by: Commissioner Johnson

**No objections. Meeting adjourned at 5:20p.m.**

**APPROVED:**



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**DEBRA JOSEPH  
PRESIDENT, BOARD OF COMMISSIONERS**