

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
AUGUST 14, 2012**

RESOLUTION No. 2012-31

WHEREAS, on August 13, 2010 the Housing Authority of New Orleans (HANO) issued Request for Qualifications (RFQ) Number 10-120-08-18 for the purpose of procuring a development partner to assist HANO in completing and submitting a HUD Choice Neighborhoods Initiative (CNI) grant application for the Iberville revitalization effort and to implement the comprehensive redevelopment project at that site; and

WHEREAS, on September 29, 2010 the HANO Board of Commissioners approved Resolution No. 2010-59 authorizing HANO to begin negotiations of a Master Development Agreement with HRI Properties/McCormack Baron Salazar Development Team to implement the comprehensive redevelopment project at the Iberville Housing Development; and

WHEREAS, HRI Properties and McCormack Baron Salazar subsequently formed the joint venture Iberville Revitalization Company, LLC (IRC) to serve as the official development partner with HANO on the Iberville/Tremé Choice Neighborhoods Initiative (CNI); and

WHEREAS, HANO and the City were notified by HUD on August 31, 2011 that they were awarded a \$30.5m CNI Implementation Grant, comprised of FY 2010 and FY 2011 funds; and

WHEREAS, HANO and the IRC have negotiated the Iberville/Tremé Choice Neighborhoods Initiative Implementation Agreement ("Implementation Agreement"), which will serve as the governing Master Development Agreement for all components of the CNI Transformation Plan. This document establishes the guiding principles, overarching business terms, and roles and responsibilities of IRC and HANO for the implementation of CNI; and

WHEREAS, on April 17, 2012 the HANO Board of Commissioners approved Resolution No. 2012-12 authorizing HANO to execute the Implementation Agreement with the Iberville Revitalization Company, LLC; and

WHEREAS, the Implementation Agreement was executed by all parties on June 29, 2012; and

WHEREAS, it is contemplated in the Implementation Agreement that contracts for individual development phases, known as Additional Services Agreements (ASAs), would be negotiated and entered into separately; and

WHEREAS, an ASA for Master Planning of the on-site Iberville development has been negotiated between HANO and HRI Iberville, LLC, a Developer Affiliate of IRC,

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and covers activities that are critical to move the project forward and keep it on schedule, and these activities are contemplated in the Implementation Agreement;

BE IT THEREFORE RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans authorizes the Administrative Receiver to execute the Supplemental Agreement for Additional Services No. 2 for the Iberville/Tremé Redevelopment – Master Planning with HRI Iberville, LLC in the amount of \$382,800.

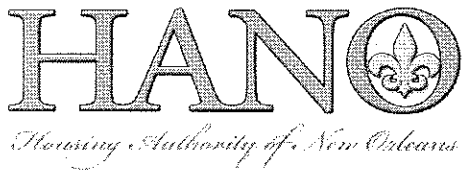
Executed this 14th day of August, 2012.

APPROVAL:



DAVID GILMORE
ADMINISTRATIVE RECEIVER
CHAIRMAN, BOARD OF COMMISSIONERS

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MEMORANDUM

**To: David Gilmore
Board of Commissioners**

**From: Maggie Merrill
Senior Advisor to the Administrative Receiver**

**Desiree Andrepont
Director, Real Estate Planning and Development**

**Re: Iberville/Tremé Choice Neighborhoods Initiative Master Planning
Additional Services Agreement**

The Housing Authority of New Orleans (HANO) issued Request for Qualifications (RFQ) Number 10-120-08-18 on Friday, August 13, 2010 for the purpose of procuring a development partner to assist HANO in completing and submitting a HUD Choice Neighborhoods Initiatives (CNI) Grant application for the Iberville Revitalization Effort and to implement the comprehensive redevelopment project at that site.

On September 29, 2010 HANO's Board approved Resolution No. 2010-59 authorizing HANO to begin negotiations of a Master Development Agreement with the HRI Properties/McCormack Baron Salazar Development Team, which subsequently formed a joint venture, the Iberville Revitalization Company, LLC (IRC). IRC will serve as the Master Developer for the Choice Neighborhoods Initiative (CNI) Transformation Plan, which includes the redevelopment of the Iberville housing development, one-for-one replacement of 821 public housing units in the CNI neighborhood in a mixed-income manner, providing community supportive services, increasing educational opportunities, providing workforce development, increasing access to neighborhood amenities and retail, infrastructure improvements, enhancing cultural opportunities, and increasing recreational opportunities.

HANO and the IRC have negotiated the Iberville/Tremé Choice Neighborhoods Initiative Implementation Agreement ("Implementation Agreement"), which will serve as the governing Master Development Agreement for all components of the CNI Transformation Plan. This document establishes the guiding principles, overarching business terms, and roles and responsibilities of IRC and HANO for the implementation of CNI. The Implementation Agreement was executed by all parties on June 29, 2012.

The Implementation Agreement does not include details on individual development phases. The scope, budget, and schedule for individual CNI development phases will be negotiated and entered into under separate contracts, called Additional Services Agreements (ASAs). An ASA for Master Planning of the on-site Iberville development has been negotiated with HRI Iberville, LLC, a Developer Affiliate of IRC. This ASA covers the creation of a preliminary conceptual Master Plan, meetings and presentation with residents, stakeholders, HANO, and HUD, preparing the final Master Plan, including modifying as necessary to meet current codes, a land survey, and a traffic analysis. These activities are necessary to move the redevelopment of the Iberville on-site redevelopment forward, and are also contemplated in the Implementation Agreement. It is critical that this ASA is executed as soon as possible to keep the project on schedule.

The Board of Commissioners is hereby requested to authorize the Administrative Receiver to execute the Supplemental Agreement for Additional Services No. 2 for the Iberville/Tremé Redevelopment – Master Planning with HRI Iberville, LLC in the amount of \$382,800.