

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
MARCH 26, 2013**

RESOLUTION NO. 2013-09

WHEREAS, The Housing Authority of New Orleans (HANO) and the Iberville Revitalization Company, LLC (IRC), the Master Developer for the Choice Neighborhoods Initiative (CNI), have executed 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, pursuant to the CNI Implementation Agreement, HANO is responsible for various components of site preparation work for each phase of the Development including providing the Development in a "Clean and Buildable Condition"; and

WHEREAS, "Clean and Buildable Condition" includes demolition of designated structures, remediation of hazardous environmental conditions and preparation of the site for construction; and

WHEREAS, the Implementation Agreement contemplated that HANO may enter into an Additional Services Agreement with the Developer to complete the necessary Site Preparation for the Development; and

WHEREAS, HANO has negotiated an Additional Services Agreement with the Developer that, if executed, requires the Developer to complete the Site Preparation work described in the Additional Services Agreement for a fee of 6% of the actual cost of the work; and


WHEREAS, the Developer has prepared a budget to complete the proposed Additional Services in an amount of \$9,772,727

WHEREAS, HANO staff have reviewed the Developer's budget for the proposed Additional Services and have determined that it is appropriate and reasonable;

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans authorizes the Administrative Receiver to execute the Iberville/Tremé Choice Neighborhood Initiative Additional Services Agreement Number 4 for Site Preparation services for the Iberville Development.

Executed this 26th day of March, 2013

APPROVAL



**DAVID GILMORE
ADMINISTRATIVE RECEIVER
CHAIRMAN, BOARD OF COMMISSIONERS**



March 26, 2013

MEMORANDUM

**To: David Gilmore
Administrative Receiver
Chairman, Board of Commissioners**

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

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

Re: Iberville Site Prep Additional Services Agreement

The Housing Authority of New Orleans (HANO) and the Iberville Revitalization Company, LLC (IRC), the Master Developer for the Choice Neighborhoods Initiative (CNI), have executed 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 states that HANO is responsible for various components of site preparation work for each phase of the Development and that HANO will cause each Iberville Development site to be delivered to the Developer in a "Clean and Buildable Condition". Clean and Buildable Condition means:

1. the demolition of all designated structures and infrastructure shall have been completed,
2. all debris from demolition and other surface and subsurface physical obstructions has been removed and disposed of in accordance with all applicable laws,
3. all areas unsuitable to construction shall have been removed or closed and all such areas shall have been compacted with suitable fill material,
4. all areas shall have been graded to permit the construction of building pads,
5. all Hazardous Materials shall have been removed or otherwise addressed in accordance Louisiana Department of Environmental Quality requirements.

The Implementation Agreement also contemplated that HANO may enter into an Additional Services Agreement with the Developer to complete the work necessary to prepare the site for development. HANO has requested and the Developer has now provided a proposal to provide the services necessary to complete the site preparation of the Iberville site. HANO staff have reviewed the Developer's proposed Site Preparation scope of services and budget and have determined that they are appropriate and that it will be in the best interest of HANO and the Iberville Development to enter into an Additional Services Agreement with the Developer to complete this work.

The Board of Commissioners is hereby requested to authorize the Administrative Receiver to execute Additional Services Agreement number 4 to the Iberville Implementation Agreement in an amount not to exceed \$9,772,727.