

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
MAY 26, 2015**

**RESOLUTION NO. 2015-08**

**WHEREAS**, in 2012, McCormack Baron Salazar (MBS) completed the redevelopment of Harmony Oaks into 460 mixed-income units, including 193 public housing units; and

**WHEREAS**, The Housing Authority of New Orleans (HANO) determined the property located in the center of the Harmony Oaks redevelopment, bounded by Seventh, Magnolia, Sixth, and Freret Streets, also known as the Thomy Lafon Elementary School (Property), is a vital part of the Harmony Oaks redevelopment; and

**WHEREAS**, the Orleans Parish School Board (OPSB), the current owner of the Property, has the authority to transfer the Property to HANO for its appraised value without public bid; and

**WHEREAS**, the appraised value, as of December 7, 2009, is \$0; and

**WHEREAS**, the proposed developer, MBS, will reconfigure the site into a public park and stormwater management demonstration project; and

**WHEREAS**, MSB has agreed to obtain sufficient funds to construct and maintain the property and to ground lease the property from HANO after HANO's acquisition; and

**THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of New Orleans authorizes the Executive Director to execute all documents necessary to acquire the property bounded by Seventh, Magnolia, Sixth, and Freret Streets, also known as the Thomy Lafon Elementary School, and to transfer the property to MBS subject to the availability of funds from MBS to complete the development and provide for the maintenance of the proposed park.

**Executed this 26th day of May, 2015.**

**APPROVAL:**



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**DWAYNE G. BERNAL  
PRESIDENT, BOARD OF COMMISSIONERS**



**May 26, 2015**

**MEMORANDUM**

**To:** Board of Commissioners  
President Dwayne G. Bernal, Vice President Alice Riener,  
Commissioner Glen Pilié, Commissioner Toni Hackett Antrum, and  
Commissioner Vonda Rice

**Through:** Gregg Fortner  
Executive Director

**From:** Jennifer Adams  
Director, Development and Modernization

**Re:** Acquisition of the Former Thomy Lafon Elementary School Site  
(2601 Seventh Street) from the Orleans Parish School Board

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In 2012, McCormack Baron Salazar (MBS) completed the redevelopment of Harmony Oaks, a 460-unit mixed income community formerly known as C.J. Peete (Magnolia). The Orleans Parish School Board (OPSB) owns a 3.4-acre site in the center of the Harmony Oaks redevelopment that operated as the Thomy Lafon School since 1898. Heavily damaged in Hurricane Katrina, the school was demolished in 2011. Historical records also indicate that before it was a school the site functioned as a cemetery, making it infeasible to build structures on the site. However, MBS has developed a plan to reconfigure this space as a public park and stormwater management demonstration project. MBS is in the process of securing funds to finance the project.

State law allows the OPSB to transfer property to another government entity at appraised value without going through a public bid process. Due to the restrictions on the development of the land, a 2009 appraisal valued the land at \$0.

The Housing Authority of New Orleans (HANO) seeks to purchase the property, bounded by Seventh, Magnolia, Sixth, and Freret Streets, from the OPSB and then transfer the property to MBS via a long term ground lease. The acquisition will only take place when and if the developer obtains the financing to complete the development and provide for the maintenance of the park.

HANO requests that the Board of Commissioners authorize the Executive Director to execute all documents necessary to acquire the property bounded by Seventh, Magnolia, Sixth, and Freret Streets, also known as the Thomy Lafon Elementary School, and to transfer the property to MBS subject to the availability of funds from MBS to complete the development and provide for the maintenance of the proposed park.