



HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING

ABUNDANCE FOR DESIRE  
3600 DESIRE PARKWAY, NEW ORLEANS, LA 70126

APRIL 25, 2017 at 4:00 P.M.

BOARD OF COMMISSIONERS

PRESIDENT  
ALICE RIENER

VICE PRESIDENT  
ANDREANECIA M. MORRIS

COMMISSIONERS  
DWAYNE G. BERNAL  
TONI HACKETT ANTRUM  
DONNA JOHNIGAN  
DEBRA JOSEPH  
VONDA RICE  
CANTRESE WILSON

COMMITTEE APPOINTMENTS

DEVELOPMENT,  
ASSET MANAGEMENT & OPERATIONS

CHAIR  
ANDREANECIA M. MORRIS

COMMISSIONERS  
DEBRA JOSEPH  
CANTRESE WILSON  
VONDA RICE (Alternate)

FINANCE & AUDIT

CHAIR  
TONI HACKETT ANTRUM

COMMISSIONERS  
DWAYNE G. BERNAL  
ALICE RIENER  
DEBRA JOSEPH (Alternate)

AGENDA (Amended)

- I. STATEMENT BY GENERAL COUNSEL
- II. CALL TO ORDER
- III. ROLL CALL
- IV. APPROVAL OF THE AGENDA
- V. APPROVAL OF THE MINUTES OF THE MEETING HELD ON MARCH 9, 2017
- VI. EXECUTIVE DIRECTOR'S REPORT
- VII. COMMITTEE REPORT(S)
- VIII. ITEMS FOR APPROVAL

AUTHORIZATIONS

- Resolution #2017-06 –Award of Contract - RFP 17-906-09 - On Call Legal Services
- Resolution #2017-07 – RFP 16-911-42 – Selection of Developers for the Uptown Vacant Scattered Sites

IX. EXECUTIVE SESSION

The following pending litigation matters will be discussed in Executive Session held pursuant to R.S. 42:14(A)(2):

- Janice Claiborne, et. al. vs. HANO, et. al., No. 2001-20605, Civil District Court for the Parish of Orleans
- Dasha Corner, et. al. v. The Housing Authority of New Orleans, et. al., No. 06-10751, E.D. La.
- Housing Authority of New Orleans v. National Union Fire Insurance Company of Pittsburgh, PA, No. 17-3211, E.D. La.
- John Johnson, et. al. v. Orleans Parish School Board, et. al., No. 93-14333, Civil District Court for the Parish of Orleans
- Parkcrest Builders, LLC v. Housing Authority of New Orleans, No. 15-150, E.D. La.
- Parkcrest Builders, LLC v. Housing Authority of New Orleans, No. 15-1533, E.D. La.

X. COMMENTS

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

XI. ADJOURNMENT



**April 25, 2017**

**MEMORANDUM**

**To: Board of Commissioners  
President Alice Riener, Vice President Andreanecia M. Morris,  
Commissioner Toni Hackett Antrum, Commissioner Dwayne G. Bernal,  
Commissioner Donna Johnigan, Commissioner Debra Joseph,  
Commissioner Vonda Rice and Commissioner Cantrese Wilson**

**Through Gregg Fortner  
Executive Director**

**From: Robert Barbor  
General Counsel  
  
Kevin Oufnac  
Deputy General Counsel**

**Re: Request for Proposals No. 17-906-09 - On Call Legal Services**

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The Housing Authority of New Orleans (HANO) issued a Request for Proposals (RFP) on Wednesday, February 22, 2017 for the purpose of procuring one or more firms to provide On Call Legal Services for the HANO, pursuant to Request for Proposals Number 17-906-09.

The proposal package was prepared and distributed by the Procurement and Contracts Department. The RFP was advertised for a total of 26 days. The advertisement was published in the Times-Picayune on Wednesday, February 22, 2017, and Friday, March 3, 2017. Additionally, the solicitation, in its entirety, was posted on the HANO website and made available to the public for download. A total of eight (8) proposals were received on Monday, March 20, 2017 from the following firms:

- Burglass & Tankersley, LLC
- Butler Law Firm, LLC
- Coats Rose, PC
- DeCuir, Clark & Adams, LLP
- Deutsch Kerrigan, LLP
- Law Office of Alexandra Mora, APLC
- Rodney & Etter, LLC
- Stone Pigman Walther Wittmann, LLC

In accordance with the evaluation process outlined in the RFP, an evaluation committee was established to review the proposals received in response to the solicitation. On Thursday, April 6, 2017, the evaluation committee met, and was given an overview of the scope of services, and instructed on the proper procedure for proposal evaluation. Upon completion of the training, the

committee discussed the proposals and determined a consensus score for each proposal received. The ranking of the respondents is as follows:

<b>Name</b>	<b>Total (100 Points)</b>
Rodney & Etter, LLC	94
Stone Pigman Walther Wittmann LLC	93
DeCuir, Clark & Adams, LLP	91
Burglass & Tankersley, LLC	90
Deutsch Kerrigan, LLP	89
Law Office of Alexandra Mora, APLC	89
Butler Law Firm, LLC	88
Coats Rose, PC	84

Based on the technical scores from Stage I of the evaluation process, a limited Stage II of the evaluation process requested a Best and Final Offer from the Law Office of Alexandra Mora, APLC on Thursday, April 7, 2017. The Best and Final Offer from the Law Office of Alexandra Mora, APLC was received on Wednesday, April 12, 2017. The evaluation committee reconvened on Tuesday, April 18, 2017 to review the Stage II submission. At the conclusion of the review of all the Stage I and Stage II submissions, the committee determined that in order to provide the agency with the maximum choice of law firms in the areas of expertise as defined in the scope of services, HANO should contract with the eight (8) highest ranked respondents. Fee proposals received from these firms were reviewed, and the hourly rates were determined to be fair and reasonable in comparison to the in-house cost estimate.

To provide the agency with the maximum choice of law firms in the areas of expertise as defined in the scope of services, it is recommended that the Board Of Commissioners approve to award of contracts to Rodney & Etter, LLC; Stone Pigman Walther Wittmann LLC; DeCuir, Clark & Adams, LLP; Burglass & Tankersley, LLC; Deutsch Kerrigan, LLP; Law Office of Alexandra Mora, APLC; Butler Law Firm, LLC; and Coats Rose, PC to provide the HANO on call legal services in the cumulative not to exceed amount of \$700,000.00/per year for the initial contract period and each option year, if exercised.

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
APRIL 25, 2017**

**RESOLUTION NO. 2017-06**

**WHEREAS**, The Housing Authority of New Orleans (HANO), through its Legal Department, continues to require local litigation support in matters relating to construction law, employment and labor law, contract disputes, class action litigation, and related matters; and

**WHEREAS**, HANO's prior three year contract for on call legal representation has expired and a new procurement was necessary to secure the required litigation support; and

**WHEREAS**, there are funds allocated to provide in HANO's Operating Budget for the provision of on call legal services; and

**WHEREAS**, HANO issued Request for Proposals (RFP) Number 17-906-09 to procure on call legal services on Wednesday, February 22, 2017, and received responsive proposals from eight (8) respondents on Monday, March 20, 2017; and

**WHEREAS**, HANO conducted evaluations of each proposal submitted establishing as the six (6) highest ranking respondents; and

**WHEREAS**, HANO has successfully completed due diligence verification on Rodney & Etter, LLC; Stone Pigman Walther Wittmann LLC; DeCuir, Clark & Adams, LLP; Burglass & Tankersley, LLC; Deutsch Kerrigan, LLP; Law Office of Alexandra Mora, APLC; Butler Law Firm, LLC; and Coats Rose, PC and determined they are responsible; and

**WHEREAS**, it is recommended to provide the agency with the maximum choice of law firms in the areas of expertise as defined in the scope of services, that approval be given to award contracts in the cumulative not to exceed amount of \$700,000.00/per year for the initial contract period and each option year, if exercised, to Rodney & Etter, LLC; Stone Pigman Walther Wittmann LLC; DeCuir, Clark & Adams, LLP; Burglass & Tankersley, LLC; Deutsch Kerrigan, LLP; Law Office of Alexandra Mora, APLC; Butler Law Firm, LLC; and Coats Rose, PC to provide the HANO on call legal services.

**THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the award of contracts to Rodney & Etter, LLC; Stone Pigman Walther Wittmann LLC; DeCuir, Clark & Adams, LLP; Burglass & Tankersley, LLC; Deutsch Kerrigan, LLP; Law Office of Alexandra Mora, APLC; Butler Law Firm, LLC; and Coats Rose, PC in the cumulative not to exceed amount of \$700,000.00/per year for the initial contract period and each option year, if exercised, to provide the HANO on call legal services.

**Executed this 25<sup>th</sup> day of April, 2017**

**APPROVAL:**

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**ALICE RIENER  
PRESIDENT, BOARD OF COMMISSIONERS**



**April 25, 2017**

**MEMORANDUM**

**To: Board of Commissioners  
President Alice Riener, Vice President Andreanecia M. Morris,  
Commissioner Toni Hackett Antrum, Commissioner Dwayne G. Bernal,  
Commissioner Donna Johnigan, Commissioner Debra Joseph,  
Commissioner Vonda Rice and Commissioner Cantrese Wilson**

**Through Gregg Fortner  
Executive Director**

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

**Re: RFP #16-911-42  
Selection of Developers for Uptown Vacant Scattered Site Properties**

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In February 2015, Resolution No. 2015-01 identified 20 potential partners to develop approximately 230 vacant scattered site properties that HANO owns throughout Orleans Parish. On August 31, 2016, HANO issued Request for Proposals (RFP) #16-911-42 for the development of Uptown Vacant Scattered Site Properties to the 20 partners that were qualified in February 2015. The package of properties consisted of 32 parcels of land listed in Exhibit A (the Properties) roughly bounded by the Mississippi River to the south, Pontchartrain Expressway to the east, Claiborne Avenue to the north, and Audubon Park to the west. Developers were allowed to propose on one or more of the parcels. HANO received 4 proposals by the November 18, 2016 due date.

In accordance with the evaluation process outlined in the RFP, an evaluation committee was established to review the proposals received in response to the solicitation. The committee discussed the proposals and came to a consensus score for criteria for each proposal received.

Proposals were ranked as follows:

1. Project Homecoming
2. Perez/Harmony Neighborhood Development
3. JC Patin
4. REO, LLC; Nationwide Real Estate Corporation; Doucette & Associated General Contractors

HANO recommends that 20 of the Properties be awarded and divided among each of the 4 respondents according to Exhibit A, taking into account the ranking of each proposal and evaluated capacity of the firms to finance and construct housing.

The remaining 12 Properties, also listed in Exhibit A, are unassigned at this time. If any of the respondents above demonstrate a need to incorporate one or more of the unassigned properties into its development plan or successfully complete the development of the assigned properties and wish to continue developing Uptown scattered site properties, HANO requests the authority to make additional properties available for development from the list of unassigned properties on a case by case basis.

## **CERTIFICATIONS**

### **Procurement**

The Procurement Manager has certified that this procurement was conducted in accordance with all applicable Federal and State regulations and laws, and in accordance with HANO's procurement policy. The procurement memo is in your packet.

HANO requests that the Board of Commissioners authorize the Executive Director to enter into negotiations with Project Homecoming, Perez/Harmony Neighborhood Development; JC Patin; REO, LLC/Nationwide Real Estate Corporation/Doucette & Associated General Contractors on development agreements for the redevelopment of the Uptown Vacant Scattered Site Properties as assigned in Exhibit A pursuant to Request for Proposals #16-911-42. HANO also requests authorization to negotiate development agreements with each of the four firms above for the development of additional "unassigned properties" listed in Exhibit A on a case by case basis.

**HOUSING AUTHORITY OF NEW ORLEANS  
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APRIL 25, 2017**

**RESOLUTION NO. 2017-07**

**WHEREAS**, the Housing Authority of New Orleans (HANO) maintains approximately 230 vacant scattered site properties throughout Orleans Parish and determined that many of these sites are underutilized and have development potential; and

**WHEREAS**, HANO issued Request for Qualifications (RFQ) #14-911-48 to solicit Statements of Qualifications and Letters of Interest from developers that possess the necessary qualifications to develop HANO's vacant scattered site properties; and

**WHEREAS**, based on the results of the RFQ, Resolution No. 2015-01 established a list of 20 potential partners pre-qualified to propose on the development of scattered site properties; and

**WHEREAS**, HANO issued Request for Proposals (RFP) #16-911-42 to solicit proposals from pre-qualified partners for the development 32 scattered sites parcels contained within the area roughly bounded by the Mississippi River to the south, Pontchartrain Expressway to the east, Claiborne Avenue to the north, and Audubon Park to the west, listed in Exhibit A (the Properties); and

**WHEREAS**, HANO received 4 responses to RFP #16-911-42 on November 18, 2016; and

**WHEREAS**, HANO convened a committee to evaluate each proposal and the proposals were ranked in the following order: Project Homecoming, Perez/Harmony Neighborhood Development; JC Patin; REO, LLC/Nationwide Real Estate Corporation/Doucette & Associated General Contractors; and

**WHEREAS**, HANO determined that each respondent demonstrated sufficient capacity to develop a subset of the Properties and assist HANO in meeting the objectives of the RFP and HANO's Scattered Sites Strategy; and

**WHEREAS**, the Procurement Manager has certified that this procurement was conducted in accordance with all applicable Federal and State regulations and laws, and in accordance with HANO's procurement policy; and

**WHEREAS**, HANO staff recommends moving forward with the development of the Uptown scattered sites by negotiating development agreements with all four respondents;

**Resolution No. 2017-07**

**April 25, 2017**

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**THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the Executive Director to enter into negotiations with Project Homecoming, Perez/Harmony Neighborhood Development; JC Patin; REO, LLC/Nationwide Real Estate Corporation/Doucette & Associated General Contractors on development agreements for the redevelopment of the Uptown Vacant Scattered Site Properties as assigned in Exhibit A pursuant to Request for Proposals #16-911-42. HANO also requests authorization to negotiate development agreements with each of the four firms above for the development of additional “unassigned properties” listed in Exhibit A on a case by case basis.

**Executed this 25<sup>th</sup> day of April, 2017**

**APPROVAL:**

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**ALICE RIENER  
PRESIDENT, BOARD OF COMMISSIONERS**



**Resolution No. 2017-07  
April 25, 2017**

**Exhibit A**

**Uptown Vacant Scattered Site Properties**

**Project Homecoming**

1421-23-25 Constance (a.k.a 1423)  
2331-33 Annunciation (a.k.a 2335)  
2400 St Thomas (a.k.a 540 First St)  
2411 St Thomas  
2417-19 St Thomas  
930 7th  
3644 Annunciation  
3664 Annunciation  
735 Amelia

**Perez/Harmony Neighborhood Development**

2118-20-22 Danneel  
2901-03-05-07 Dryades  
2256 Baronne  
1205 S. Saratoga  
1209 S Saratoga  
2225 Third  
2400 Jackson  
3605 S Saratoga  
518 Cadiz

**JC Patin**

1120 Thalia

**REO, LLC/Nationwide Real Estate Corporation/Doucette & Associated General Contractors**

428 7th (a.k.a 432 7th)

**Unassigned**

1213 S Saratoga (a.k.a 1213-15)  
1816 Clio  
1000 Melpomene  
1008 Melpomene  
1016 Melpomene  
1231 Constance (a.k.a. 1229)  
3249 Tchoupitoulas  
410 Pleasant (a.k.a 3231 Tchoupitoulas)  
3250 St Thomas  
220-22 Eleonore

