



EAST BATON ROUGE
REDEVELOPMENT
AUTHORITY

**Meeting of
East Baton Rouge Redevelopment Authority
Board of Commissioners**

MINUTES	MAY 16, 2017	9:00 A.M.	801 NORTH BLVD BATON ROUGE, LA 70802
MEETING CALLED BY	John Noland		
TYPE OF MEETING	Board of Commissioners - Regular Meeting		
FACILITATOR	N/A		
NOTE TAKER	Tara Titone, RDA		
TIMEKEEPER	N/A		
ATTENDEES	<p>Attending Board Members: John Noland, Chairman; Van Mayhall, Vice Chairman; Susan Turner, Treasurer; Dr. James Llorens, Secretary, Rodney Braxton</p> <p>Also attending: Gwen Hamilton, RDA Interim CEO; Tara Titone, RDA Director; Amanda Wells, RDA Attorney, Baker Donelson; Dyke Nelson, Weinstein-Nelson; Jennifer Jones, Shiloh MBC Foundation; Joey Furr, JFDS; Byron Turner, Fannie Mae; Sharon Kleinpeter, Metro Council District 12</p>		
	CALL TO ORDER		JOHN NOLAND
DISCUSSION	Meeting was called to order by Mr. Noland at 9:01 a.m.		
	APPROVAL OF FEBRUARY 16, 2017 MINUTES		JOHN NOLAND
DISCUSSION	The Board reviewed the minutes from the February 16, 2017 meeting, and took no issue.		
CONCLUSIONS	Mr. Mayhall moved to approve the minutes, and Mrs. Turner seconded the motion. The February 16, 2017 Board meeting minutes were approved unanimously.		
	FINANCIAL UPDATE		VANESSA GRAHAM
DISCUSSION	Mrs. Graham provided the board with a May 2017 profit and loss statement, cash flow statement for the period, and a 2017 cash flow summary.		
CONCLUSIONS	Mr. Mayhall moved to approve the May financials, and Mrs. Turner seconded the motion. The May 2017 financials were approved unanimously.		
	CEO REPORT		GWEN HAMILTON
DISCUSSION	Mrs. Hamilton provided the Board with an update on RDA activities. The RDA is working with its counsel to resolve issues with adjudicated property transfers. Ms. Wells provided an update on her work with a title agent from Fidelity who is issuing title policies on a case by case basis. Ms. Wells has also worked with the City-Parish Attorney's office to amend the CEA with the RDA to honor this new title process. Additional Community Partners have expressed interest in acquiring additional properties, and Tara is working with interested developers on acquiring additional lots around the Entergy Site. All tax sale		

	certificates have been redeemed with approximately \$57,000 in revenue. Mrs. Hamilton reported that the BRCC Automotive Training Center is complete at Ardendale, and is now open with 30-40 students enrolled. BRCC's Collision and Repair Facility is under construction. The design work is near complete for the EBRPSS Career Academy at Ardendale and construction to begin next month. Ms. Titone is working on the Rail Station Planning Grant RFP which will be released in the summer as soon as the contract with Southern Rail Commission is executed. All RDA loans are being paid back in a timely manner. The RDA audit is almost complete and will be provided to all Board members upon completion. The CDE tax returns are complete and have been filed. Board terms expire December 2017, and suggestions for appointments will be appreciated. Mr. Noland will work with Dr. Llorens to get the Mayor's appointments.	
	REAL ESTATE UPDATE	TARA TITONE
DISCUSSION	Ms. Titone requested approval from the Board to authorize adoption of three resolutions to approve acquisition of seven properties from the City-Parish to the RDA Land Bank to clear title on the properties. Four properties will be transferred to the Shiloh Foundation, one to St. Elizabeth Foundation, and two to Electric Depot, LLC.	
CONCLUSIONS	Mrs. Turner moved to approve the resolutions, and Mr. Mayhall seconded the motions to authorize the acquisition of properties for the Shiloh Foundation, St. Elizabeth Foundation and Electric Depot, LLC. The motion was unanimously approved.	
	ENTERGY UPDATE	DYKE NELSON
DISCUSSION	Mr. Nelson gave an update on the redevelopment of the Entergy Site into the "Electric Depot." Building A is going into permitting this week, and Mr. Nelson has secured a tenant, "Red Stick Social" entertainment facility. Building A is anticipated to open in the fall 2018. Building B is also going into permitting this week. 12,000 sf of commercial/retail space is available on the ground floor. There will be 16 residential units at 700sf each on the upper floors, 3-4 of which will be affordable units. Building C will house a healthy living concept space with a yoga and cycling studio and outdoor lawn space for events. The tenant will be announced soon. Building D's tenant will also be announced soon and will be a pizza restaurant and microbrewery with outdoor seating (recently rezoned CAB-2 to allow for the serving of alcohol). Mr. Nelson is working with Entergy Corp. on incorporating signage and lighting into the existing tower. The development will be placed into service in 2018 to meet requirements of the financial incentives. Mr. Nelson and his team are monitoring the Government Street DOTD project in an effort to coincide the opening of Electric Depot with the rollout of the street improvements. Mr. Noland asked what the projected profitability was. Mr. Nelson explained that he expects a better than average financial return.	
	NEW BUSINESS, PUBLIC COMMENT & ADJOURNMENT	JOHN NOLAND
NEW BUSINESS	No new business.	
PUBLIC COMMENT	Ms. Kleinpeter stated that she was impressed with the RDA and the work we continue to do.	
ADJOURNMENT	Mr. Noland adjourned the meeting at 10:11 am .	