



Build Baton Rouge Board of Commissioners Regular Meeting

Date: Friday, August 12, 2022

Place: Capital Area Finance Authority, 601 St. Ferdinand Street, Baton Rouge, LA 70802

Time: 10:00 A.M.

Minutes

Attending Board Members: Rodney Braxton, Chairman; Brian Haymon, Vice Chairman; Will Campbell, Treasurer; Susan Turner, Secretary; Charles Landry

Also attending: Tara Titone, BBR Interim President & CEO; Gretchen Siemers, Vice President of Policy and Planning; Cornelius Payne, BBR Director of Real Estate; Lois Dorsey, BBR Community Ambassador; Mark Drennen, CAFA

Meeting Called by: Rodney Braxton

Type of Meeting: Build Baton Rouge (BBR) Board of Commissioners – Regular Meeting

Note Taker: Tara Titone

- I. **Action Item** Mr. Braxton called the meeting to order at 10:04 a.m.
- II. **Action Item** Mr. Braxton confirmed receipt of proof of notice of meeting and Ms. Titone confirmed posting of public notice.
- III. **Action Item** Mr. Braxton confirmed the number of Board Commissioners present in person and the constitution of a majority.
- IV. **Action Item** The Board reviewed the minutes from the BBR Board of Commissioners May 19, 2022, regular meeting and May 26, 2022, special meeting. Mr. Landry made a motion to approve the minutes and Mr. Haymon seconded. The motion carried unanimously.
- V. **Discussion Item** Ms. Titone presented the YTD profit-loss actual vs. budget, program statement of activity, and cashflow projections for the period ended July 31, 2022. There were no objections.
- VI. **Action Item** The Board adjourned to Executive Session for discussion of real estate and personnel matters at 10:05 a.m. with a motion by Mrs. Turner and a second by Mr. Landry. The board exited out of Executive Session at 10:45 a.m. and reported that action was



taken. A motion was made by Mr. Haymon and seconded by Mrs. Turner to add the action item wording to the agenda.

VII. Action Item

A motion was made by Mrs. Turner to authorize the Interim President and CEO to negotiate and execute a Development Venture agreement for the development of approx. 200 senior affordable housing units at Plank and Calumet and Ardendale. Mr. Campbell seconded the motion. The motion carried unanimously.

VIII. Discussion Item

Ms. Titone provided a brief administrative update. BBR submitted a budget request to the City Parish in the amount of \$900,000 for the year 2023. The 2021 audit is complete. Auditors will present to the board at the September meeting. BBR staff continues to work remotely and is searching for suitable office space. A RFP for legal services has been posted to the website and circulated. Submissions are due August 29. BBR is currently hiring a Redevelopment Program Manager and a Real Estate Inventory and Transaction Specialist. Job postings are on BBR's website. BBR will conduct interviews in the coming weeks. BRAC's Canvas Trip to Greenville, SC will be held Nov. 2-4. BBR will send a board and staff member.

IX. Action Item

Ms. Titone asked for the board's consideration to authorize the Interim President and CEO to execute a Cooperative Endeavor Agreement with Scotlandville Community Development Corporation for the initial development of a full-service grocery store in the Scotlandville community. Mrs. Turner made a motion to authorize the CEO to execute the agreement with the Scotlandville CDC to provide the resources necessary for the pre-development of a grocery in Scotlandville. Mr. Campbell seconded the motion. The motion carried unanimously.

X. Action Item

Ms. Titone updated the board on the pending property transaction of land at Ardendale to the EBR Housing Authority as part of the implementation of the HUD BRChoice grant. Mr. Haymon made a motion to authorize Interim President and CEO to negotiate and execute an agreement with the East Baton Rouge Parish Housing Authority for the transfer of ~41 acres of land at Ardendale for the construction of mixed income housing per the HUD Choice Neighborhoods Implementation Grant. Mrs. Turner seconded the motion. The motion carried unanimously.



- XI. **Discussion Item** Ms. Titone provided a brief update on the Land Bank. Several individuals are interested in purchasing property. The Community Partners Program is currently on hold until BBR secures legal counsel- anticipated for early September. Mr. Payne and Ms. Titone will be working with legal counsel, once onboarded, to review and update the Community Partners program policies and contracts prior to transfer of any additional properties.
- XII. **Discussion Item** Mrs. Siemers provided a Plank Road Masterplan update. BBR held its Q2 update meeting with JPMorgan Chase on activities related to the AdvancingCities grant. Quarterly grant reporting from collaborative partners is due to BBR next week. BBR has engaged LaPorte to review, evaluate and provide recommendations on the JPMC Advancing Cities' Grant activities to date. A stakeholder meeting was held in August on the Food Hub development, and the collaborative is working towards a business plan for the concept. A Park(ing) day community event will be held at the proposed Plank & Erie Pocket Park in September. Staff will circulate details on the event. BBR is working towards site acquisition of four additional parcels on Plank Rd. to optimize the development potential of immediately adjacent, BBR-owned properties. Predevelopment activities are underway at Plank and Choctaw. The survey has been completed and site plans are underway by the architect, Coleman Partners. BBR continues to work on securing tenants for the grocery-anchored development and plans to bring letters of intent before the board this fall.
- XIII. **Discussion Item** No Public comment.
- XIV. **Action Item** Mr. Braxton adjourned the meeting at 11:00 a.m.