

**MINUTES OF THE REGULAR MEETING AND PUBLIC HEARING OF
THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF EAST BATON ROUGE PARISH
MAIN OFFICE AT 4731 NORTH BOULEVARD
FEBRUARY 13, 2025 AT 12:00 PM**

The Board of Commissioners for the Housing Authority of East Baton Rouge Parish convened in Regular Session on Thursday, February 13, 2025 at 12:00 p.m. at the main office 4731 North Boulevard, Baton Rouge, LA 70806.

Meeting Called to Order **Commissioner Al Barron (12:05 p.m.)**

Invocation **Commissioner Al Barron**

Roll Call:

Members Present **Commissioner Dianna Payton, Chair**
 Commissioner Al Barron
 Commissioner Lynn Farris
 Commissioner Brandon Kelly

Members Absent **Commissioner Chris Brown**
 Commissioner Justin Gaudet
 Commissioner Terry Landry, Jr.

QUORUM PRESENT

Commissioner Dianna Payton arrived at 12:50 p.m., establishing a quorum and the board voted on the action items.

Public Comments

The floor was opened for public comments. Hearing none, the Board proceeded to the agenda items.

AGENDA ITEM NUMBER 1:

MINUTES – DECEMBER 13, 2024 ANNUAL BOARD MEETING

On a motion made by Commissioner Payton, and seconded by Commissioner Kelly, the minutes of the December 13, 2024 Board of Commissioners Meeting were unanimously approved, as distributed.

Mission Statement

To provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization

AGENDA ITEM NUMBER 2:
INVESTMENT AUTHORIZATION- LOUISIANA ASSET MANAGEMENT POOL
RESOLUTION 2025-01

Mr. Daniels introduced the matter recommending the investment of Choice Neighborhoods program income into the Louisiana Asset Management Pool (LAMP), a state-approved interest-bearing account for public funds. A motion was made by Commissioner Barron to approve and seconded by Commissioner Farris. There being no further discussion, opposition, or public comment, a vote was taken and the motion passed unanimously.

AGENDA ITEM NUMBER 3:
CHIEF EXECUTIVE OFFICER REPORT
a. EXECUTIVE UPDATE

Mr. Daniels provided an update on several key items. The Board reviewed the proposed investment of Choice Neighborhoods program income into the Louisiana Asset Management Pool (LAMP). LAMP provides a competitive, interest-bearing, highly liquid investment vehicle for unrestricted funds. The Housing Authority anticipates similar returns as experienced on the Partner Southeast side, where approximately \$30,000 in interest has been earned to date. The investment will be segregated by funds to ensure proper accounting controls.

The annual audit with Henderson & Pilleteri, the new auditing firm, was completed. The final report is expected within 60 days for Board approval and submission to the Legislative Auditor. The software transition from Tenmast to Yardi continues. Core modules are operational, with additional functionalities nearing full implementation. Staff are working closely with internal teams, Yardi, and third-party consultants to finalize the migration. Recruiting for a new Chief Financial Officer continues. Robert Half & Associates have been retained for executive search services. Phase II of Choice Neighborhoods experienced a delay due to new FreddieMac policies and discussions are ongoing to preserve long-term affordability and land control. Development updates include the award of \$2 million in AHP funds for both the Earl K. Long redevelopment (Capstone at North Point) and Cypress at Ward's Creek. Efforts continue for site cleanup and branding at the Earl K. Long site. Care South, a healthcare partner, is anticipated to break ground prior to the housing component.

Southern University has decided to expand on the existing, Southern Lab site rather than acquiring Clarksdale. Discussions are ongoing about potential student housing development at the Clarksdale site and the conceptual designs were shared with Southern's leadership. Our partnerships were highlighted in The Advocate, including USDA forest grant efforts and Baton Roots' community gardens. Health screenings were conducted in communities via partnerships with Southern University. Plans are underway to sustain these services year-round.

Recent and upcoming grand openings include Hollywood Heights and Hollywood Acres, a 90-unit senior development in partnership with the Banyan Foundation, and Cypress River Lofts, which will host its grand opening next week with our partners from Home Bank, LHC, and City-Parish officials. At the state level, the

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Louisiana Housing Corporation Board approved the 2025 QAP, which maintains the Choice Neighborhoods set-aside. New points were also added for developments that include on-site health partnerships, aligning with EBRPHA's holistic community strategies. A Board Retreat is scheduled to replace the April 10th meeting. The retreat will run from 9:00 a.m. to 1:00 p.m. and cover operational, management, and development topics.

AGENDA ITEM NUMBER 4:

DEPARTMENTAL REPORTS

- a. FINANCIAL STATEMENTS & REPORTS (SEPTEMBER 2024-YEAR END)**
- b. CHIEF HOUSING OFFICER REPORT**
 - i. HOUSING CHOICE VOUCHER PROGRAM**
 - ii. AFFORDABLE HOUSING**
- c. CAPITAL FUND PROGRAM**
- d. HUMAN RESOURCES**

Departmental reports are included in board packets distributed to the Board for review prior to the meeting. The Board agreed to defer departmental discussions to the next scheduled meeting.

AGENDA ITEM NUMBER 5:

BR CHOICE NEIGHBORHOOD REPORT

Ms. Brown noted that an expenditure chart for the Choice Neighborhoods budget has been added to the written report and will be incorporated in future updates. This will help the Board monitor spending progress as the Authority approaches the 18-month expenditure deadline. She further noted that no Neighborhood categorical funds have been drawn to date, but approval was received in December for the installation of art sculptures within the Choice Neighborhood footprint. A draw request is being prepared for submission to HUD, totaling several hundred thousand dollars. Additionally, conversations were initiated with HUD to allocate Choice funds for broadband infrastructure improvements, which would reduce internet costs for families.

AGENDA ITEM NUMBER 6:

PARTNERS SOUTHEAST COO REPORT

AGENDA ITEM NUMBER 7:

NEW BUSINESS

There was no new business.

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**AGENDA ITEM NUMBER 8:
ADJOURNMENT**

A motion to adjourn was made by Commissioner Kelly and seconded by Commissioner Barron. There being no further business, the meeting was adjourned at 12:52 p.m.

MEETING ADJOURNED

APPROVED:

**Dianna Payton
Chair
East Baton Rouge Parish Housing Authority**

**J. Wesley Daniels, Jr.
Secretary/Chief Executive Officer
East Baton Rouge Parish Housing Authority**