

**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 AND VIA VIDEO AND TELECONFERENCE
NOVEMBER 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, November 13, 2025 at 12:00 pm at the main office 4731 North Boulevard, Baton Rouge, LA 70806 for Staff and via video and teleconference for Commissioners. The meeting was called to order by Commissioner Payton at 12:00 pm.

Meeting Called to Order **Commissioner Dianna Payton, Chair**

Invocation **Commissioner Chris Brown**

Roll Call:

Members Present **Commissioner Dianna Payton, Chair**
 Commissioner Al Barron, Vice Chair
 Commissioner Chris Brown
 Commissioner Lynn Farris
 Commissioner Justin Gaudet
 Commissioner Brandon Kelly
 Commissioner Raushanah Hunter

Members Absent **N/A**

QUORUM PRESENT

Public Comments

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

AGENDA ITEM NUMBER 1:

MINUTES – OCTOBER 9, 2025 REGULAR BOARD MEETING

On a motion made by Commissioner Barron, and seconded by Commissioner Brown, the minutes of the October 9, 2025 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:
AFFORDABLE HOUSING: PROPERTY MANAGEMENT AGREEMENT
RESOLUTION NO. 2025-22

The Resolution was presented to the Board, noting that the Housing Authority had been negotiating with the Louisiana Housing Corporation (LHC) for property management services at Mid-City Gardens and was seeking authorization to finalize the remaining business terms and execute the agreement.

On a motion by Commissioner Barron, seconded by Commissioner Kelly, Resolution No. 2025-22 was approved unanimously.

AGENDA ITEM NUMBER 3:
AFFORDABLE HOUSING: PROPERTY MANAGEMENT BANK ACCOUNTS
RESOLUTION NO. 2025-23

The Resolution was presented to the Board, authorizing the Housing Authority to open and manage the required bank accounts for Mid-City Gardens as part of the property management engagement with LHC, with all accounts to be established and maintained at Liberty Bank.

On a motion made by Commissioner Barron and seconded by Commissioner Brown, Resolution No. 2025-23 was approved. The motion carried unanimously.

AGENDA ITEM NUMBER 4:
CAPITAL FUND PLAN
RESOLUTION NUMBER NO. 2025-24
a. 5-YEAR PLANS: FY 2026-2030
b. ANNUAL STATEMENTS: FY 2026

The Five-Year Action Plan and the FY 2026 Annual Statement for the Capital Fund Program were presented to the Board, noting that HUD issues the annual grant after Congress approves the federal budget, so the plan used estimated amounts based on current capital and development needs. Once the actual grant amount is received in the spring, line items will be adjusted to align with final funding and priorities.

On a motion made by Commissioner Payton and seconded by Commissioner Kelly, Resolution No. 2025-24 was approved. The motion carried unanimously.

AGENDA ITEM NUMBER 5:
CHIEF EXECUTIVE OFFICER REPORT
a. EXECUTIVE UPDATE

Mr. Daniels reported that Partners Southeast was awarded a \$725,000 Affordable Housing Program (AHP) grant from the Federal Home Loan Bank (FHLB) of Dallas for the Duane Street redevelopment and noted continued progress with the Yardi integration. He also provided updates on ongoing discussions related to Act 438 and the 2025 LIHTC round for Cypress at Ardendale, emphasizing that the Housing Authority remains actively engaged in advocacy and partnership efforts.

AGENDA ITEM NUMBER 6:
DEPARTMENTAL REPORTS

- a. DRAFT FINANCIAL STATEMENTS & REPORTS (SEPTEMBER 2025 PENDING YEAR END CLOSEOUT)**
- b. CHIEF HOUSING OFFICER REPORT**
 - i. HOUSING CHOICE VOUCHER PROGRAM**
 - ii. AFFORDABLE HOUSING**
 - iii. CAPITAL FUND PROGRAM**
- c. HUMAN RESOURCES**

Departmental reports were included in the board packets distributed prior to the meeting. There were no questions or comments.

AGENDA ITEM NUMBER 7:
BR CHOICE NEIGHBORHOOD REPORT

The BR Choice Neighborhood report noted continued progress on completing the remaining phases of the Cypress at Ardendale redevelopment. Construction on Phase II is underway, and contracts are being finalized for the infrastructure needed for Phases III and IV, supported by the City's recent \$4M investment. This funding will complete the remaining infrastructure so vertical construction can begin once financing is finalized. Phase IV, which previously received 9% tax credits, is also moving toward closing. Work across all phases remains aligned with the current CNI expenditure deadline, while ongoing discussions continue regarding a potential extension.

AGENDA ITEM NUMBER 8: PARTNERS SOUTHEAST COO REPORT

The Partners Southeast COO report highlighted that the Duane Street community received an Affordable Housing Program (AHP) award and has been designated as a historic property, enabling the use of historic tax credits to support redevelopment. The team is working on finalizing its historic tax credit application, with capital funds also being applied to complete the project's financing. The planned rehabilitation will involve a full interior gut while maintaining the existing building envelope.

AGENDA ITEM NUMBER 9: NEW BUSINESS

There was no new business.

AGENDA ITEM NUMBER 10: ADJOURNMENT

There being no further business, the meeting was adjourned at 12:41 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