

**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
AUGUST 8, 2024 AT 12:00 PM**

The Board of Commissioners for the Housing Authority of East Baton Rouge Parish convened in a Regular Session on Thursday, August 8, 2024, at 12:00 pm at the main office 4731 North Boulevard, Baton Rouge, LA 70806.

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

Invocation **Commissioner Dianna Payton, Chair**

Roll Call:
Members Present **Commissioner Dianna Payton, Chair**
 Commissioner Al Barron, Vice Chair
 Commissioner Justin Gaudet
 Commissioner Lynn Farris
 Commissioner Terry Landry, Jr.

Members Absent **Commissioner Chris Brown**
 Commissioner Brandon Kelly

QUORUM PRESENT

Public Comments

The floor was opened for public comments. None were voiced. The public comment period was closed.

AGENDA ITEM NUMBER 1:
**APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF THE EAST BATON ROUGE
PARISH HOUSING AUTHORITY HELD JUNE 13, 2024**

A motion was made by Commissioner Barron to approve, and Commissioner Landry seconded the motion. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

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:
PRESENTATION OF FY 2023 INDEPENDENT AUDIT
RESOLUTION NO. 2024-07**

Ms. Gaby Miller of CLA presented the FY 2023 Audit. A motion was made by Commissioner Barron to approve the audit and Commissioner Gaudet seconded the motion. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

**AGENDA ITEM NUMBER 3:
ASSET REPOSITIONING: 4550 NORTH BOULEVARD GRANT ACCEPTANCE
RESOLUTION NO. 2024-08**

Mr. Daniels presented the item. The City Parish approved a grant to EBRPHA of approximately \$1.4 million dollar investment to reduce the debt for North Boulevard, owned by Partners Southeast. This agenda item requires approval to accept the grant from the City Parish. EBRPHA will grant the dollars to Partners Southeast and Partners Southeast will pay down the debt for this asset. A motion was made by Commissioner Landry and seconded by Commissioner Gaudet. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

**AGENDA ITEM NUMBER 4:
ASSET REPOSITIONING: 4550 NORTH BOULEVARD GRANT
RESOLUTION NO. 2024-09**

Mr. Daniels explained the agenda item is the companion to the previous agenda item. The agenda item authorizes the grant to Partners Southeast for the reduction of the loan. A motion was made by Commissioner Gaudet and seconded by Commissioner Farris. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

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**AGENDA ITEM NUMBER 5:
FY 2025 HOUSING CHOICE VOUCHER (HCV) / PROJECT- BASED VOUCHERS (PBV) UTILITY
ALLOWANCE
RESOLUTION NO. 2024-10**

Ms. Doris Mejia explained that each year EBRPHA is required to review the utility costs. Nelrod does the analysis for us, checking all the utility rates throughout the parish, a family could be responsible for, including Baker, Zachary, Plaquemine, Lutchter and St. John areas. If there is a change of 10 percent or more, we are required to update the table used to calculate a family's share of the rent. This is a presentation for Housing Choice Voucher and next month we will present the analysis for Affordable Housing. A motion was made by Commissioner Landry and seconded by Commissioner Gaudet. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

**AGENDA ITEM NUMBER 6:
CHIEF EXECUTIVE OFFICER REPORT
a. EXECUTIVE UPDATE**

Mr. Daniels led the presentation by stating the mantra of the leadership team: schedule, deadlines, and execution. He updated the Board about the implementation of our new software system, YARDI, which will streamline processes and provide overall improvements. He announced the new additions to the team, which include a Staff Accountant, Asset Manager for Partners Southeast and Communications Director. Kudos were given to the team for INSPIRE inspections scores. All AMPs scored over 92 percent in every single category. On the development side, Mr. Daniels highlighted the progress of BR Choice Neighborhoods, stating that EBRPHA received the \$2.5 million-dollar supplemental grant from HUD. We also closed on the 114 acres on the east side of Ardenwood Drive, as part of the overall development strategy. We have partnered with Regions Bank as a tax credit investor. Our grant extension is now September 2026. We were awarded \$1.7 million dollars from LA DOTD for a Transportation Alternative grant. The city provided a 20 percent match to the LA DOTD for bike paths and multi-multimodal opportunities, as well as a pedestrian bridge. He highlighted the MOVEBR, enhancement project sponsored by Council member Cleve Dunn. A \$1.8 million dollar investment for streetscape improvements along North Ardenwood Drive. Commissioner Payton asked if there were any further questions. None were voiced.

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**AGENDA ITEM NUMBER 7:
DEPARTMENTAL REPORTS**

a. FINANCIAL STATEMENTS & REPORTS (MAY/JUNE 2024)

Mr. Daniels addressed the May and June 2024 financials as they relate to the departments and the overall budget.

b. CHIEF HOUSING OFFICER REPORT

i. HOUSING CHOICE

ii. AFFORDABLE HOUSING

c. CAPITAL FUND PROGRAM

d. HUMAN RESOURCES

**AGENDA ITEM NUMBER 8:
BR CHOICE NEIGHBORHOOD REPORT**

Mr. Daniels updated the board on the status of CNI in the Chief Executive Officer Report

**AGENDA ITEM NUMBER 9:
PARTNERS SOUTHEAST COO REPORT**

Mr. Daniels included a status update for Partners Southeast in the Chief Executive Officer Report. Commissioner Payton asked if there were any questions about any other departmental reports. None were voiced.

The departmental reports were included in the board packets and distributed to the board members prior to the board meeting. This concluded the departmental reports.

**AGENDA ITEM NUMBER 10:
NEW BUSINESS**

No new business was voiced.

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**AGENDA ITEM NUMBER 11:
ADJOURNMENT**

**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**