

**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
OCTOBER 10, 2024 AT 12:00 PM**

The Board of Commissioners for the Housing Authority of East Baton Rouge Parish convened in Regular Session on Thursday, October 10, 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 Chris Brown**

Roll Call:

Members Present **Commissioner Dianna Payton, Chair**
 Commissioner Al Barron
 Commissioner Chris Brown
 Commissioner Justin Gaudet (via teleconference)
 Commissioner Brandon Kelly

Members Absent

Commissioner Lynn Farris
Commissioner Terry Landry, Jr.

QUORUM PRESENT

Note: **Commissioner Gaudet joined virtually and did not vote**

Public Comments

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

Commissioner Payton moved to add an Executive Session to the agenda for the CEO evaluation. Motion was seconded by Commissioner Kelly and was unanimously approved. The amended agenda items, with the listed Executive Session as item #7, subsequent items renumbered accordingly.

Mission Statement

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

AGENDA ITEM NUMBER 1:

APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF THE EAST BATON ROUGE PARISH HOUSING AUTHORITY HELD SEPTEMBER 19, 2024

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

MOTION PASSED

AGENDA ITEM NUMBER 2:

HOUSING CHOICE VOUCHER: ADMINISTRATIVE PLAN REVISIONS RESOLUTION NO. 2024-18

Ms. Mejia presented revisions to Chapters 4, 17, and 18, allowing each property in the Project Based Program to manage its waiting list to streamline the approval process. Commissioner Kelly moved to approve the resolution and Commissioner Barron seconded the motion. No abstentions or oppositions were noted. No further discussion.

MOTION PASSED

AGENDA ITEM NUMBER 3:

CHIEF EXECUTIVE OFFICER REPORT

a. EXECUTIVE UPDATE

Mr. Daniels highlighted ongoing initiatives. He noted the expiration of our existing contract for audit services, updated the board on the disposition process for the Clarksdale property with Southern University, noting HUD's requirement for conveyance at fair market value or land swap. He continued to discuss the advocacy efforts related to affordable housing costs, challenges with state bond caps, and recent site visits by the Louisiana housing Corporation to Cypress Pinchback.

AGENDA ITEM NUMBER 4:

DEPARTMENTAL REPORTS

a. FINANCIAL STATEMENTS & REPORTS (AUGUST 2024)

Mr. Daniels addressed the August 2024 financials as they relate to the departments and the overall budget. The financials were reviewed, with year-to-date performance trending positively, noting that the HCV Program receiving adequate funding, Affordable Housing Program continues to address aging

Mission Statement

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

properties like Turner Plaza and Clarksdale facing maintenance challenges due to aging infrastructure, and future plans to address aging properties through asset repositioning.

- b. HOUSING CHOICE VOUCHER PROGRAM**
- c. AFFORDABLE HOUSING**
- d. CAPITAL FUND PROGRAM**
- e. HUMAN RESOURCES**

AGENDA ITEM NUMBER 5: BR CHOICE NEIGHBORHOOD REPORT

Mr. Daniels updated the board on the status of Phase I construction at 35-40 percent complete; units expected to be delivered mid-2025. He announced a celebration event planned for November to recognize community progress, adding the financial closing for Phase II is in progress and the development team continuing to work on securing tax credits and other funding, potentially splitting Phase III into additional phases.

AGENDA ITEM NUMBER 6: PARTNERS SOUTHEAST COO REPORT

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 7:

A motion was made by Commissioner Barron and seconded by Commissioner Brown to enter into Executive Session to discuss personal matters, including the CEO evaluation, pursuant to Louisiana Revised Statute 42:17. Commissioner Payton stated that no motions or votes may be made while in Executive Session. No abstentions or oppositions were noted. No further discussion.

MOTION PASSED

While in Executive Session, no motions were made, and no votes were taken. Motion to return to open meeting was made by Commissioner Kelly and seconded by Commissioner Barron. No abstentions or oppositions were noted. No further discussion.

MOTION PASSED

Mission Statement

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

Commissioner Kelly made a motion to approve a ten percent (10%) merit increase to CEO, Mr. Daniels for the fiscal year 2022-2023, effective October 1, 2023 and establish a committee composed of Commissioner Payton, Commissioner Barron, and Commissioner Kelly to discuss upcoming merit increases and new employment agreement. Commissioner Payton seconded the motion. No abstentions or oppositions were noted. No further discussion.

MOTION PASSED

**AGENDA ITEM NUMBER 8:
NEW BUSINESS**

No new business was voiced.

**AGENDA ITEM NUMBER 9:
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