

Approved by LLT board on June 2, 2015

**ROAD HOME CORPORATION, d/b/a LOUISIANA LAND TRUST
BOARD OF DIRECTORS MEETING
MINUTES OF FEBRUARY 9, 2015**

held in the
Regional Planning Commission Meeting Room
10 Veterans Memorial Boulevard
New Orleans, Louisiana
Monday, February 9, 2015
9:30 a.m.

CALL TO ORDER

Board Chairman Walter Leger called the February 9, 2015, meeting of the Board of Directors (Board) of the Road Home Corporation (LLT) to order at 9:45 a.m. After the Pledge of Allegiance was recited, Board Secretary Rachel Monjure called the roll with the following results:

Present:	Walter Leger, Jr.	Absent: Daryl Burckel
	Kathy Laborde	
	Rebecca Shirley	
	Wesley Wyman	

Ms. Monjure announced that members of the board in attendance formed a quorum.

APPROVAL OF MINUTES OF SEPTEMBER 29, 2014

Member Mr. Wesley Wyman moved to approve the September 29, 2014, board meeting minutes. Member Ms. Kathy Laborde seconded the motion. The motion passed without objection.

EXECUTIVE DIRECTOR'S REPORT

LLT Executive Director, Michael Taylor, reported that LLT continues to receive a trickle of properties and is working the environmental process and making decision on the demolition of those few properties. The existing Road Home contractor, HGI, is nearing the end of its contract. Mr. Taylor sat on the panel to re-award the contract. The announcement from the Office of Community Development (OCD) on this award is that HGI will receive the contract again. The new contract will focus on transitioning out of working on Road Home grants to completing and closing out the Road Home Program. There are still a large number of grants that are noncompliant, but OCD is working through a process to get promote compliance. Additionally, the State is working on a contract called "Social Services Assistance" that will applicants in working through the process or that need help to come into compliance with the

program. LLT is waiting to see what, if any, impact these initiatives will have on LLT. Another unknown remains what will happen with non-complied Option 1 properties. There are several thousand out there, and if the state takes action on those, there is an opportunity for LLT to be assist in cleaning those properties up and returning them to commerce.

Mr. Taylor further explained that he was able to sit in on a recent review meeting of the Road Home Program with representatives from the U.S. Department of Housing and Urban Development (HUD). During that visit, HUD noted to OCD the need to keep LLT around because of the success of LLT. Mr. Taylor pointed out to HUD representatives that LLT is able run the demolition program at roughly one fifth of the cost that similar programs in the Northeast are doing in the Hurricane Sandy recovery.

Chairman Leger thanked Mr. Taylor for his report, noting that he is working with former Governor Blanco, Dr. Norman Frances, and other Louisiana Recovery Authority officials to develop information and public awareness in anticipation of the tenth anniversary of Hurricanes Katrina and Rita to be able to respond accurately to media inquiries. Chairman Leger would like for LLT to prepare similar data to be used if needed.

Following a lengthy discussion, Chairman Leger, Mr. Wyman, and Ms. Shirley asked Mr. Taylor to put together a mission-driven report on the capability of LLT to aid the State in the removal of blight and other ways to help close out the Road Home Program that can be submitted to the State.

FINANCIAL REPORT

Mr. Taylor noted that the full financial report is included in the board binder backup materials for review. LLT continues to have the budget to continue operation, with significant funding allocated for potential demolitions. Since the last board meeting, LLT completed another audit cycle, receiving a clean audit from the Legislative Auditor.

APPROVAL OF THE 2015 BOARD MEETING SCHEDULE

Mr. Wesley Wyman moved to approve the following resolution establishing the 2015 board meeting schedule.

Resolution Adopting 2015 LLT Board Meeting Schedule

Whereas, the Louisiana Land Trust (LLT), is mandated to conduct its affairs in accordance with the Open Meeting Law; and

Whereas, the Open Meeting Law requires appropriate public meeting notice of meetings of governing authorities;

Now therefore be it resolved that the LLT Board of Directors adopts the following schedule and locations of planned board meetings for 2015, with each meeting to begin at 9:30 am:

Date	Location
February 9, 2015	New Orleans; Regional Planning Commission Conference Room, 10 Veterans Memorial Blvd
April 13, 2015	Baton Rouge; Louisiana Housing Corporation meeting room, 2415 Quail Drive
June 8, 2015	Baton Rouge; Louisiana Housing Corporation meeting room, 2415 Quail Drive
August 10, 2015	New Orleans; Regional Planning Commission Conference Room, 10 Veterans Memorial Blvd
October 12, 2015	New Orleans; Regional Planning Commission Conference Room, 10 Veterans Memorial Blvd
December 14, 2015	New Orleans; Regional Planning Commission Conference Room, 10 Veterans Memorial Blvd

Be it further resolved that the LLT Executive Director is authorized to modify the forging schedule after consultation with the board members, and with the concurrence of the board chair, as required to meet the needs of LLT. Public notice of any schedule modifications shall be provided in accordance with the Open Meetings Law.

Be it further resolved that in the absence of action by the board otherwise, board meetings for 2016 shall be on the second Monday of every other month, beginning on February 8, 2016, at 9:30 am, at the Regional Planning Commission conference room in New Orleans, except that the April and June meetings shall be held at the Louisiana Housing Corporation meeting room in Baton Rouge.

Ms. Kathy Laborde seconded the motion. The motion passed unanimously.

DISPOSITION REPORT

Mr. Taylor reviewed the disposition report included in the board binder backup materials. The properties still in LLT's inventory, totaling 207, are the problem properties and the builder bundle package in St. Bernard Parish.

ST. BERNARD PARISH BUILDER BUNDLE PROGRAM REPORT

LLT General Counsel, Victor J. Franckiewicz, Jr., noted that around this time in 2014, LLT prepared bundles totaling seventy-eight properties for contractors could bid to build on bundles of fourteen to sixteen properties. Only one proposal was received, and that contractor was unable to complete the project due to lack of funding. LLT learned that the bundles were too big for the contractors and local market. At current meeting time, it is the feeling of St. Bernard Parish officials that the market is stronger, and contractors are better able to handle this type of bid with smaller bundles of properties. LLT is working with St. Bernard to bundle groups of four to six properties, and finalize details in terms of the requirements of the lots. It is the hope of LLT that these bundles will be on the market for bids in the coming weeks.

DEMOLITION REPORT

Mr. Jonathan Rouege, LLT's Project Manager, reviewed the demolition report included in the board binder backup materials. LLT has six properties remaining for demolition in New Orleans. St. Bernard is 100% complete. And, the outer parishes still have seven slabs for demolition. Total, LLT is working on thirteen demolitions.

Mr. Rouege noted that from start to current, 6,006 slabs were removed through the program, and 3,002 structures were demolished.

HENDEE INCINERATOR DEMOLITION PROJECT REPORT (NEW ORLEANS/ALGIERS)

Mr. Bob Batherson, CDM Smith Project Manager, noted that a bid package was put together for this abandoned incinerator in December. Of the six to eight bids received, CME was the low bidder. Since naming CME the low bidder, preparations and approvals have been underway. The notice to proceed to CME is expected to be sent out following today's board meeting. The contract duration is for 90 days. The scope of the work will include the incinerator building, a maintenance building in the back, and will have to be remediated because of the presence of asbestos. The site slabs will remain, leaving the soil in place. This is due to the classification as a contaminated site by the Louisiana Department of Environmental Quality. The City of New Orleans has plans to remediate the soil as a future project.

Mr. Batherson and Mr. Taylor noted that though the slab and soil will not be removed because of contamination, the site cleanup will be beneficial to the City of New Orleans, and the lot could be used as-is for some future projects. The levels of contamination are within regulatory levels for industrial use, but would exceed standards if the site were devoted to residential uses.

Mr. Taylor stated that the demolition will begin with asbestos removal followed by demolition of the structures utilizing a wrecking ball. LLT Public Information Coordinator, GeGe Roulaine, advised the Board that LLT anticipates the structure removal around March 16 or 17, 2015.

NONCOMPLIANT OPTION 1 CANDIDATE DEMOLITIONS (REPORT)

This issue was discussed during the Executive Director's report, and no additional discussion was held on the issue.

MULTIUNIT REHAB PROJECT (NSP1) PROGRAM

Mr. Franckiewicz reported that LLT is still retaining six of the seven NSP1 properties in its inventory. There is an interested party that is working to get through the qualifications and the homebuyer training. There is also a potential lease purchase agreement for one of the properties. Mr. Franckiewicz noted that LLT is struggling to get qualified buyers. There is a 120% AMI limitation on income, but buyers meeting that qualification have trouble obtaining financing and affording the cost of homeowners insurance. Mr. Taylor is hopeful that LLT can find a public partner, such as NORA, to take the properties to utilize in conjunction with their homeowner programs.

TRULA THORNTON HOME RECONSTRUCTION PROJECT REPORT (ABBEVILLE)

Mr. Rouege reported that this project is well underway and near completion. The builder has been able to work with Ms. Thornton throughout the build, allowing her to select some of the interior finish materials. LLT hopes to have a certificate of occupancy by the end of February, if the contractor is able to complete work on the home and finish the driveway.

SOUTHWOOD PATIO HOMES PROJECT (4300 SULLEN PLACE)

Mr. Franckiewicz noted that the demolition is complete, but the tax issues have caused a delay in conveying the property to the HUNG ĐẠO Community Development Corporation.

TITLE CLAIMS REPORT

Mr. Franckiewicz reported that a full title claims report is included in the board binder back up materials. Mr. Franckiewicz noted that the report is down to one page, and properties are rapidly being cleared from this report.

LITIGATION STATUS REPORT

Mr. Franckiewicz directed the Board to review the full report included in the board binder back up materials. The report highlights changes in litigation status. The report includes 12 cases, with no new lawsuits filed against LLT since the last report.

PUBLIC COMMENT

No comments were made by members of the public.

ADJOURNMENT

Ms. Shirley moved to adjourn the meeting; Mr. Wyman seconded the motion. Without objection from the Board, Chairman Leger adjourned the meeting at 10:55 am.

CERTIFICATION

I certify that the foregoing are the minutes of the February 9, 2015 meeting of the Road Home Corporation Board of Directors, and that these minutes were approved by the board on the 2nd day of June, 2015.

Rachel Monjure 6/2/15
Rachel Monjure Date
Secretary to the Board of Directors