

**NSA New Orleans Advisory Task Force  
Delegates Meeting  
January 23, 2009**

Minutes

**Delegates in Attendance:** Maj. Gen. David Mize, Dr. Julie Jones, John Koch, Clayton White, and Joe Cocchiara

**Other Attendees:** Belinda Little-Wood, Executive Director; Nora Ann Winbush, Program Assistant; Jeff Thomas, Office of Recovery and Development Administration; Jill Hickson, Councilman Fielkow's Office; Peter Hamilton, City Attorney's Office; Capt. Bill Garrett, NSA; Tom Hunter, URS; Chris LaRue, URS; Steve Villavaso; Darrel Saizan.

**Call to Order:** A quorum was present and the meeting was called to order at 2:10 p.m. by Belinda Little-Wood, Executive Director.

**Approval of Minutes of Previous Meetings:** The minutes for the previous meetings held August 19, 2008, October 28, 2008, November 18, 2008 and December 8, 2008 were presented for approval. A motion was made by Clayton White to approve the minutes as presented. Joe Cocchiara seconded the motion and it passed unanimously.

**Recap of Progress:** Ms. Little-Wood outlined to the delegates the three (3) public meetings held thus far at the New Orleans Center for the Creative Arts. The dates for the meetings were November 17, 2008, December 15, 2008, and January 12, 2009. The meetings were well attended with approximately 20-35 people attending each one. All suggested development options were presented at the meetings. Additionally, URS posted the presentations and public comment on the website [www.nsaeb.com](http://www.nsaeb.com) for public review and additional comment. The purpose of the meeting today was to receive a report from URS regarding the public input and any recommended revisions needed for the delegates to decide on the development proposal to be forwarded to the Mayor and City Council for review.

**URS Corporation Presentation:** URS presented a recap of the development options, public comment, recommended strategies, and the suggested redevelopment plan. The public comment outlined a clear, reasonable, concise desire to see the preservation of the existing structures. As a result, URS suggested that option three (3) which called

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for demolition of all three (3) structures be eliminated for consideration. In order to maximize the tax base, create the maximum number of jobs, and limit the amount of funding for redevelopment, URS suggested maintaining the three (3) main structures. The development would focus on a myriad of development opportunities including neighborhood retail, research and training technology, emergency operation center and temporary hurricane shelter for special needs, market rate residential, and potential cruise terminal parking. The mixed use proposal was intentionally designed to accommodate the ever fluctuating real estate and financial markets.

Accommodating the Homeless Service Provider request would be accomplished by providing approximately 2.0 acres of land in the northwest corner of the property. The Homeless Service Provider Plan outlined building permanent supportive housing (potentially 80 units). This proposed use of the property meets the unmet needs of the homeless as outlined in the Continuum of Care as published in the Consolidated Plan.

**Financing Options:** Steve Hattier, with Morgan Keegan and Jeff Thomas, with the Office of Recovery and Development Administration provided information to the delegates regarding financing using GOZone Bonds, New Market Tax Credits, and potentially Historic Tax Credits.

With no further discussion, the URS team was instructed to finalize the plan utilizing all three buildings. The draft of the plan would be distributed. At the next meeting, the Delegates would approve/reject the plan to be forwarded to the Mayor and City Council for review.

**Adjournment:** With no more business to discuss the meeting was adjourned at 4:00 p.m.

Respectfully Submitted,

Belinda Little-Wood  
Executive Director  
NSA New Orleans Advisory Task Force