

**NSA New Orleans Advisory Task Force
Delegates Meeting
July 28, 2010**

Minutes

Delegates in Attendance: Maj. Gen. David Mize, Ben Johnson, Kara Renne, and John Guarnieri.

Other Attendees: Belinda Little-Wood, Executive Director; Nora Ann Winbush, Program Assistant; Chris LaRue, URS; Peter Hamilton, Deputy City Attorney; Abby Johnson, Unity; Col. William Davis, MARFORRES; Capt. Bill Garrett, Program Manager NSA BRAC; Jeanette Musil, Program Manager, Office of Economic Adjustment; Bonnie Morel, Bywater Community.

Call to Order: A quorum was present and the meeting was called to order at 2:19 p.m. by Belinda Little-Wood, Executive Director.

Introduction of New Task Force Member: Ms. Little-Wood introduced John Guarnieri, Chairman of the Bywater Neighborhood Association, to the members of the Task Force and those present. He replaces Dr. Julie Jones who served previously.

Approval of Minutes of Previous Meetings: The minutes of the meeting of September 9, 2009 were presented for adoption. A motion was made by Ben Johnson to adopt the minutes as presented. The motion was seconded by Kara Renne and approved unanimously.

Recap of Progress: Ms. Little-Wood provided a summary of activities to date. The LRA's goals to continue operational support and operations planning to facilitate the implementation of the Reuse Plan have not changed. The primary function of the LRA has been and continues to be to redevelop the East Bank site by sustained communication with the Navy BRAC Office and HUD to facilitate Reuse Plan approval and implementation. To that end, the Legally Binding Agreement with the homeless service provider has been finalized. NOATF must obtain the required signatures and a revised legal opinion. Once the signed documents and legal opinion are received by HUD, the final approval of the Reuse Plan will be released by HUD.

**NSA New Orleans Advisory Task Force
Delegates Meeting Minutes
July 28, 2010
Page 2 of 5**

Various tasks associated with this objective as outlined in the 2010 grant application and the status of these tasks are as follows:

- 1) Participate in the Master Planning process to insure compliance towards the preferred zoning designation. Staff has attended four (4) planning meetings regarding the Master Plan and the Comprehensive Zoning Ordinance to insure the proper zoning for the redevelopment is implemented.
- 2) Determine the benefits of historic declaration and prepare any required documentation. Staff has researched the historic declaration process--its advantages and disadvantages—with the Historic District Landmarks Commission. Once final determination as to the ownership of the property has been determined, an application can be filed.
- 3) Research funding options for the project, i.e., EPA funding for new sewer pump station, Hazard Mitigation Grant funding for sewer and water systems, Brownfield grant for environmental clean up and mitigation regarding lead based paint and asbestos. Staff has worked with the Intergovernmental Affairs office of the City of New Orleans to outline an appropriation request of \$10M from Congress for 2010 for this project. Attached to this grant extension request are letters of support regarding this appropriation. One earmark of \$800,000 has been committed by the Homeland Security Committee of the House of Representatives. Brownfield grants have been determined to be a potential source of funding for environmental clean up, however, an application cannot be submitted until the site is conveyed. NOATF staff has met with two (2) investment firms to discuss the potential funding of the project using New Market Tax Credits, Historic Tax Credits, and Property Assessment Clean Energy Bonds (PACE). The State of Louisiana has enacted legislation creating the opportunity to use PACE bonds, but no project has used them to date. The Reuse Plan may be the first.
- 4) Review and Respond to comments from DoD and HUD. Staff has maintained an on-call position with DoD and HUD responding to requests for information we needed.
- 5) Monitor the NEPA process. The Department of the Navy will not begin the NEPA process until the final approval of the Reuse Plan is received from HUD. NOATF staff has maintained communication with the Navy BRAC office and will be included in the first meeting commencing the process once determined.
- 6) Draft the business plan for the development. Anticipating that fewer than expected dollars will be available from OEA to hire

**NSA New Orleans Advisory Task Force
Delegates Meeting Minutes
July 28, 2010
Page 3 of 5**

outside consultants to assist with the business plan, the staff has been collecting the vital information required to assess the impact of the closure of the base, as well as, the impact of the redevelopment. These reports are attached to the grant extension request. Given the recent oil spill and the anticipated closure of Avondale Shipyards, this information is more important than ever. NOATF has requested funding for the additional studies from the State Department of Economic Development and the Economic Development Administration, but nothing has been approved to date.

- 7) Maintain communication with Unity for the Homeless regarding the site allocated for permanent supportive housing. NOATF staff has maintained ongoing communication with Unity for the Homeless throughout this process. Project managers for Unity have changed positions and NOATF is developing relationships with their replacements.
- 8) Draft the conveyance application. NOATF diligently continues to gather information to draft the application as follows:
 - Summary of Disaster Management Center Concept
 - Baseline Assessment of NSA New Orleans prepared by the Spectrum Group
 - City of New Orleans Quarterly Revenue Report
 - Potential Tenant List for Disaster Management Center
 - Greater New Orleans Data Center Population Statistics and Job Market Information
 - Market Information Included in the Master Plan
 - NSA New Orleans Jobs and Salary Expense prior to closure announcement
- 9) Draft RFP and advertise for developers for the project. The RFPs for the Market Analysis and Economic Feasibility report and the newsletter are to be advertised as soon as the 2010 grant is appropriated August 12, 2010. It is anticipated the consultants will be selected and under contract by September 30, 2010 with the work completed by January 31, 2011.
- 10) Review the respondents to the RFP and select a developer with input from the City
- 11) Outline the terms of the conveyance, with assistance from in-house and outside counsel
- 12) Define terms of development with the developer and City Attorney

Gen. Mize expressed concern regarding the economic development conveyance and its feasibility over a public sale. Ms. Little-Wood

**NSA New Orleans Advisory Task Force
Delegates Meeting Minutes
July 28, 2010
Page 4 of 5**

commented the various conveyance mechanisms were considered at length during the planning phase of the project with the economic development conveyance being determined as the first preference. NOATF staff has received approval for funding a Market Analysis and Economic Feasibility Study to determine the reuse plan's potential. If the report finds the reuse plan is not feasible because of the real estate market or financial market, the NOATF will need to revisit the reuse plan and develop alternatives.

In the event the NOATF is not ready to convey the property by September 15, 2011, a caretaker agreement with the Navy would need to be implemented. Gen. Mize questioned how long a caretaker agreement could remain in place. Jeanette Musil, with the Office of Economic Development, stated she did not recall any predetermined time limit per the current regulations. The negotiation for the caretaker agreement would provide benchmarks for both the Navy and the LRA. She indicated the redevelopment of a base in California had included a caretaker agreement for over 7 years.

In the public sale option, the NOATF would recommend the Navy sell the property at public sale. In that case, a private developer would need the financial strength to purchase the property, remediate it, and develop it. The development would need to comply with the reuse plan. The homeless service provider provision would have to be met. The risks to the Navy would be the amount of time it takes to find a qualified purchaser. The risk to the City would be having a qualified purchaser that can not only purchase the property, but also develop the site quickly to avoid the property becoming blighted.

Personal Property Inventory: Capt. Bill Garrett presented an overview of the personal property the Navy had left at the sight since its move. He reflected most of the items were not serviceable. The personal property to be disposed by the Marines may be more serviceable. After some discussion, Ben Johnson made a motion to have the service dispose of the personal property now available in the vacant portion of the buildings. The NOATF would revisit the personal property of the Marines and provide Capt. Garrett with a decision relative to the disposal by March 2011. The motion was seconded by Gen. Mize and was passed unanimously.

Modification of the Purpose of the LRA (Local Redevelopment Authority) NOATF: Ms. Little-Wood outlined to the Task Force the requirement by the Office of Economic Development to change the focus of the LRA from a planning LRA to an implementation LRA. The switch should take place when the reuse plan is submitted to the Department of Defense

**NSA New Orleans Advisory Task Force
Delegates Meeting Minutes
July 28, 2010
Page 5 of 5**

and HUD and final approval is received. Kara Renne made the motion to modify the purpose of the LRA to an implementation LRA. The motion was seconded by John Guarnieri and passed unanimously.

Adjournment: Ms. Little-Wood thanked the Board and all the audience for their participation. With no more business to discuss the meeting was adjourned at 3:30 p.m.

Respectfully Submitted,

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