



East Baton Rouge Community Development Entity, L.L.C.

MINUTES	FEBRUARY 17, 2011	9:46 A.M.	RDA OFFICE, 801 NORTH BLVD., SUITE 200, BATON ROUGE, LA 70802
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MEETING CALLED BY	John Noland, Chairman
TYPE OF MEETING	Board of Commissioners – Regular Meeting
FACILITATOR	N/A
NOTE TAKER	Aloma Dias
TIMEKEEPER	N/A

ATTENDEES	<p>Attending Board Members: Mr. Noland, Chairman, Mr. Van Mayhall, Vice Chair; Mr. Huel Perkins, Secretary; Rev. Tommie Gipson; and Erin Monroe Wesley</p> <p>Also attending: Walter Monsour, EBRCDE Executive Director; Mark Goodson, EBRCDE Assistant Executive Director; Vickie Smith, Susannah Bing, Harold Briscoe, EBRCDE Project Managers, Melissa Neyland and Aloma Dias, EBRCDE Assistants; Councilwoman Tara Wicker, District 10; Don Allison, Advantous; Marcelle Boudreaux, CPEX; Jeb Bruneau, Advantous; Francis Farlow, Boyd’s Bakery, LLC; Ryan Holcomb, City Parish Planning Commission; Charles Landry and Amanda Wells, Jones Walker; Michael Medick, CSRS, Inc.; Samuel Sanders, Mid-City Redevelopment Alliance; Lawrence Triggs, Metro City Redevelopment; and Byron Turner, Fannie Mae.</p>
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Agenda topics

	CALL TO ORDER	JOHN NOLAND
DISCUSSION		
CONCLUSIONS	Meeting was called to order by Mr. Noland at 9:46 a.m.	

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

	APPROVAL OF DECEMBER 22, 2010 MINUTES	JOHN NOLAND
DISCUSSION	Mr. Noland called for a motion to approve the minutes from the December 22, 2010 meeting.	

CONCLUSIONS		
Mr. Mayhall made a motion for the approval of the minutes. Rev. Gipson seconded the motion. The minutes were unanimously approved.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		
	CONSIDERATION OF COMMITMENT LETTER BETWEEN EBRRCDE, LLC AND RIVER HOUSE PARTNERS, LLC FOR \$7.5MM QEI	MARK GOODSON
DISCUSSION		
AMENDMENT: Mr. Goodson asked for the Board’s approval to amend the agenda item to consider a Commitment Letter for an \$8MM Qualified Equity Investment (“QEI”), instead of \$7.5MM.		
Mr. Goodson presented the Commitment Letter between the EBRRCDE L.L.C., and River House Partners, LLC for consideration by the Board. The Commitment Letter will reserve the allocation of the New Markets Tax Credits for the River House mixed use project on Nicholson Drive, until a Term Sheet is presented.		
CONCLUSIONS		
AMENDMENT: Mr. Mayhall made a motion for approval to amend the agenda item to reflect the consideration of a Commitment Letter between EBRRCDE, LLC and River House Partners, LLC for \$8MM QEI. Dr. Perkins seconded the motion. The amendment was unanimously approved.		
Dr. Perkins made a motion to authorize Mr. Monsour to sign the Commitment Letter and allocate tax credits for River House Partners, LLC. Ms. Wesley seconded the motion. In a roll call vote, the authorization was unanimously approved.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		
	CONSIDERATION OF COMMITMENT LETTER BETWEEN EBRRCDE, LLC AND RED STICK HOSPITALITY, LLC FOR \$17MM QEI	WALTER MONSOUR
DISCUSSION		
Mr. Monsour presented the Commitment Letter between the EBRRCDE L.L.C., and Red Stick Hospitality, LLC for consideration by the Board. The Commitment Letter will reserve the allocation of New Markets Tax Credits for the Hampton Inn Suites, located downtown at Main and Lafayette Streets, until a Term Sheet is presented.		
CONCLUSIONS		
Mr. Mayhall made a motion to authorize Mr. Monsour to sign the Commitment Letter and allocate tax credits for Red Stick Hospitality, LLC. Rev. Gipson seconded the motion. In a roll call vote, the authorization was unanimously approved.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

	NEW BUSINESS	WALTER MONSOUR
DISCUSSION		
Mr. Monsour reported to the Board on four potential New Market Tax Credit Projects: North Blvd. Parking Garage (w/retail & commercial), downtown library, Baton Rouge Food Bank and the Knock Knock Children’s Museum.		
CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		
	PUBLIC COMMENT	JOHN NOLAND
DISCUSSION		
No public comment.		
CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		
	ADJOURNMENT	JOHN NOLAND
DISCUSSION		
CONCLUSIONS	Dr. Perkins made a motion to adjourn the meeting. Rev. Gipson seconded the motion. Mr. Noland adjourned the meeting at 10:06 a.m.	

OBSERVERS	
RESOURCE PERSONS	
SPECIAL NOTES	